SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting
Minnesota Valley Room, First Floor, Intergovernmental Center
****

1. **SITE PLAN ITEMS**

1. CY10-25

Request of Mary Ssegirinya, with permission of the property owner, for a conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District. The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

2. CY11-25

Request of the Planning Agency to review Mankato Development District No. 48 Plan ("Plan") to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for a 2-story commercial building comprising of 6,784 square feet. Planning Commission review of the Plan is a prerequisite requirement for the City to approve the use of tax increment financing assistance to aid development of the project. The subject property is addressed 824-830 N. Broad Street.

For information purposes only.

3. CY12-25

Request of Web Construction for a Certificate of Design Compliance for the construction of a new structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision. (1600 N. Victory Drive; Blue Earth County PID R010909126033).

4. CY13-25

Request of Caravel Autism Center for a conditional use permit to allow operations outside of a completely enclosed structure to accommodate a playground system in the B-1, Community Business District. The subject property is described as Lot 2, Block 5, North Star subdivision (1701 Adams Street).

5. CY14-25

Request of Brett Skilbred, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential. The subject properties are described as approximately 188,000 sqft and located in Blocks 7-10, Columbia Park Addition, City of Mankato, and Blocks 23-24, Germania Park Add, City of Mankato (8th Avenue in Germania Park neighborhood between Harper and Cleveland Avenue).

6. CY15-25

Request of Archer-Daniels Midland Company for the preliminary plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

7. CY16-25

Request of Growth Holdings, LLC for a conditional use permit to allow a medical clinic in the R-4, High Density Residential District. The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Road).

2. **TRAFFIC ITEMS**

Meeting Date: 03/11/2025

Title

CY10-25

Request of Mary Ssegirinya, with permission of the property owner, for a conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District. The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

Applicant

The applicant is Mary Ssegirinya, on behalf of Patience N Bubbles, LLC.

Request

The applicant is requesting a conditional use permit for the operation of a child care facility at an existing building located at 1720 Basset Drive, Mankato.

Location

The subject property is described as a Common Interest Community (CIC) 59, Basset Square Condo, Unit 1720. The property is located at 1720 Basset Drive, east of Star Street. The proposed daycare will occupy tenant spaces 1 and 2 of a total of 3 tenant spaces.

Existing Land Use

The proposed business location is currently occupied by Caravel Autism Health. The neighboring third unit is occupied by Midnight Sun Spas.

Zoning

The subject property is zoned B-3, Highway Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the subject site.

Public Utilities

Public utilities will continue to serve the property with the current proposal.

Review

The applicant is requesting a conditional use permit to allow for the operation of a licensed child care facility in a B-3, Highway Business District. The property location is described as CIC 59, Bassett Square Condo, Unit 1720, Mankato (1720 Basset Drive). The proposed daycare will occupy tenant spaces 1 and 2 and is 4,755 square feet.

The proposed facility will achieve Mankato City Code standards for off-street parking. 40 stalls are provided, and 38 stalls are required. Mankato City Code standards for daycare's require (1) stall per full-time staff member and (1) stall per every two classrooms. The current facility will have (5) full-time staff, which will require 5 parking stalls, (5) teaching assistants, which will require 5 parking stalls, and (5) classrooms, which will require 2.5 stalls. The neighboring tenant based on occupancy type requires (1) stall per every 200sf of retail area, which currently requires 25 stalls.

Floor plans show there are five classrooms, each with its own dedicated restroom, public restrooms, laundry,

mechanical room, a large interior play room, and staff offices. A secured fenced outdoor play area will be located on the western side of the building. The outdoor play area will be 2,450 square feet. The facility would be licensed and operated as a commercial daycare, with hours of operation from 6:30 AM to 6:00 PM, Monday through Friday. There will be five full-time staff, as well as an additional 5 teaching assistants.

No changes will be made to the exterior finishes other than a new sign being installed.

Attachments

General Location Map
Aerial Plan
Floor Plan
Narrative

City of Mankato

Date: March 2025

Author:

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N

City of Mankato

Date: March 2025

Author:

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KEY NOTES:

1. MOP SINK
2. UTILITY SINK
3. WATER HEATER – REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS
4. WASHER/DRYER – PROVIDED BY OWNER
5. 4 TIERED WIRE SHELVING (COMPLIANT WITH NATIONAL SANITATION FOUNDATION AND MINNESOTA DEPARTMENT OF HEALTH STANDARDS) PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
6. REFRIGERATOR (COMPLIANT WITH NATIONAL SANITATION FOUNDATION AND MINNESOTA DEPARTMENT OF HEALTH STANDARDS) PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
7. EXISTING DOOR TO REMAIN, PERMANENTLY SECURE IN FIXED/LOCKED/CLOSED POSITION. REMOVE EXTERIOR HARDWARE AND COVER WITH BLANK-OFF CAPS

SHEET NOTES:

DENOTES NEW WALL, REFER TO A4.11 FOR WALL TYPE CONSTRUCTION

DENOTES EXISTING WALL TO REMAIN

1. DIMENSIONS ARE FROM CENTER OF INTERIOR STUD WALL & OUTSIDE FACE OF EXTERIOR STUDS.
2. SEE A4.11 FOR WALL TYPES
3. PROVIDE FIRE TREATED BLOCKING IN ALL WALLS FOR GRAB BARS ON WALLS AS REQUIRED PER ADA REQUIREMENTS
4. PROVIDE FIRE TREATED BLOCKING IN WALLS FOR ACCESSORIES, CABINETS, CUBBIES, ET CETERA.

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Mankato: 507-387-6651
Faribault: 507-331-1500
Web: www.is-grp.com

KEY PLAN

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DATE _____ LIC. NO. _____

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MARK E. CIPOS

DATE 11/20/08 LIC. NO. 42607

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PROJECT

Patience N Childcare
PROPOSED
WIGGLES
DAYCARE
Bubbles

MANKATO MINNESOTA

MARK	DATE	DESCRIPTION

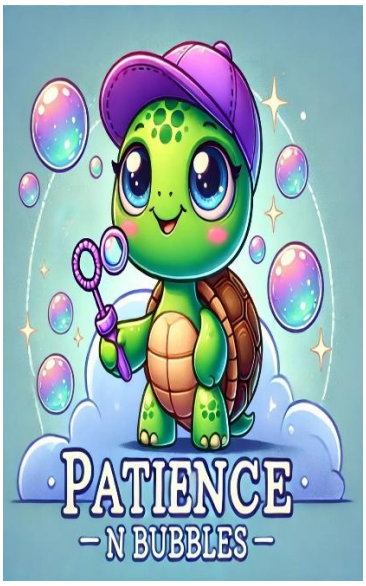
PROJECT NO.	08-11730
CAD FILE NAME	11730 A1-21
DRAWN BY	TEA
DESIGNED BY	JLW
ISSUE DATE	11/20/2008
CLIENT PROJECT NO.	

TITLE

FIRST FLOOR PLAN

SHEET

A1.21



Mary Ssegirinya, on behalf of Patience N Bubbles LLC , is requesting a conditional use permit for the operation of a child daycare facility in the B-1, Community Business District, at the property described 1720 Basset Dr Mankato Mn 56001.The current building will be reused as a child care center. The floor depicts 6 classrooms, restrooms, office space, storage, laundry room and mechanical areas. The floor plan includes a door leading to the enclosed fenced outside yard. The children will be bringing their own breakfast but lunch along with snacks will be catered. Exterior improvements are not proposed as part of the new use.

In total, Patience N Bubbles will be licensed for around 62 children in the building at a time.

The playground is located in an enclosed fenced area connected to the building and parking lot. The fence will also be locked when not in use. Mankato City Code requires that each daycare facility provide a separate and protected outside recreation area and the enclosed playground will ensure this.
The hours of operation are 6:30am-6pm. The facility will be open Monday through Friday and during the summer. The facility will follow the school district's calendar.

Parking for the proposed use achieves the standards in Mankato City Code. The daycare will have five teachers, five teaching assistants and five classrooms are proposed. The elementary school parking standard, used also for daycare operations, requires one parking space per staff member plus one parking space per each two classrooms, thus 13 parking stalls are required for the daycare. The parking lot has more than enough parking slots (within our side of the shared lot between midnight sun spas. Mankato City Code requires that the daycare provide separate, off-street passenger loading and unloading area devoted solely to the facility and the applicant is proposing that drop off and pick up will include parking in the parking lot and then walking their children into the appropriate entrance door. Because the parking areas are governed by a lease between the property owners, resolutions for disputes and concerns associated with the drop-off and pick-up associated with the proposal will be the responsibility of the property owners.

A refuse plan will be required that achieves Mankato City Code. A dumpster enclosure achieving Mankato City Code standards or refuse stored indoors are alternatives for consideration and should be addressed in the refuse plan.

Site Plan and Traffic Advisory Review Committee **1. 2.**

Meeting Date: 03/11/2025

Title

CY11-25

Request of the Planning Agency to review Mankato Development District No. 48 Plan ("Plan") to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for a 2-story commercial building comprising of 6,784 square feet. Planning Commission review of the Plan is a prerequisite requirement for the City to approve the use of tax increment financing assistance to aid development of the project. The subject property is addressed 824-830 N. Broad Street.

For information purposes only.

Site Plan and Traffic Advisory Review Committee **1. 3.**

Meeting Date: 03/11/2025

Title

CY12-25

Request of Web Construction for a Certificate of Design Compliance for the construction of a new structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision. (1600 N. Victory Drive; Blue Earth County PID R010909126033).

Applicant

The applicant is Web Construction, on behalf of the property owner.

Request

The applicant is seeking a certificate of design compliance for the construction of a new 5,800sf structure with an 800sf partial second floor.

Location

The subject property is described as Lot 1, Block 1, Alexia Subdivision (1600 N. Victory Drive). The property is located to the east of Citizen's Community Federal Bank.

Existing Land Use

The property is currently not developed.

Zoning

The subject property is zoned B-3, Highway Commercial District. The property is also located in Highway Gateway Overlay District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the subject site.

Public Utilities

Public utilities are within the St. Andrews Drive right-of-way. Services will need to be extended to the site.

Review

The property owners are seeking a certificate of compliance for the construction of a new 5,800 square-foot building. The property is located in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision, Mankato (1600 N. Victory Drive).

The new 5,800-square-foot building is on an undeveloped site. Site plans show the 88’-0” x84’-8” structure being constructed on the north-eastern side of the property.

The proposed construction will achieve the Mankato City Code Standards for off-street parking. 78 stalls are provided; the code requires 74 stalls. Mankato City Code standards for a beauty salon requires (3) spaces per (1) operator station, (1) stall per 200sf of retail area, (1) stall per 200sf of general office area, (1) stall per 200sf of treatment area. The proposed building has 18 operator stations which requires 54 stalls, 825sf of retail area which requires 4.1 stalls, 1,123 sf of general office area which requires 5.6 stalls, and 1,950sf of treatment area which requires 9.8 stalls.

Floor plans show a proposed entry/waiting/retail area, 18 operator stations, shampoo area, 12 treatment rooms, a pedicure room, and public restrooms. Back-of-house operations include laundry area, lockers, break room, private restroom, and a mechanical/electrical room. Offices are shown on the main floor and on the partial second floor.

Exterior elevations are shown to include aluminum cladding in a wood tone, stone veneer, metal panels in two colorways, and dark bronze aluminum storefronts. A dumpster enclosure is shown, as well as a bike rack location. No lighting or signage was presented for this submission.

Attachments

General Location Map
Aerial Plan
Site Plan
Floor Plan
Exterior Elevations
Narrative

General Location Map

Date: February 2025

Author:

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Aerial Location Map

Date: February 2025

Author:

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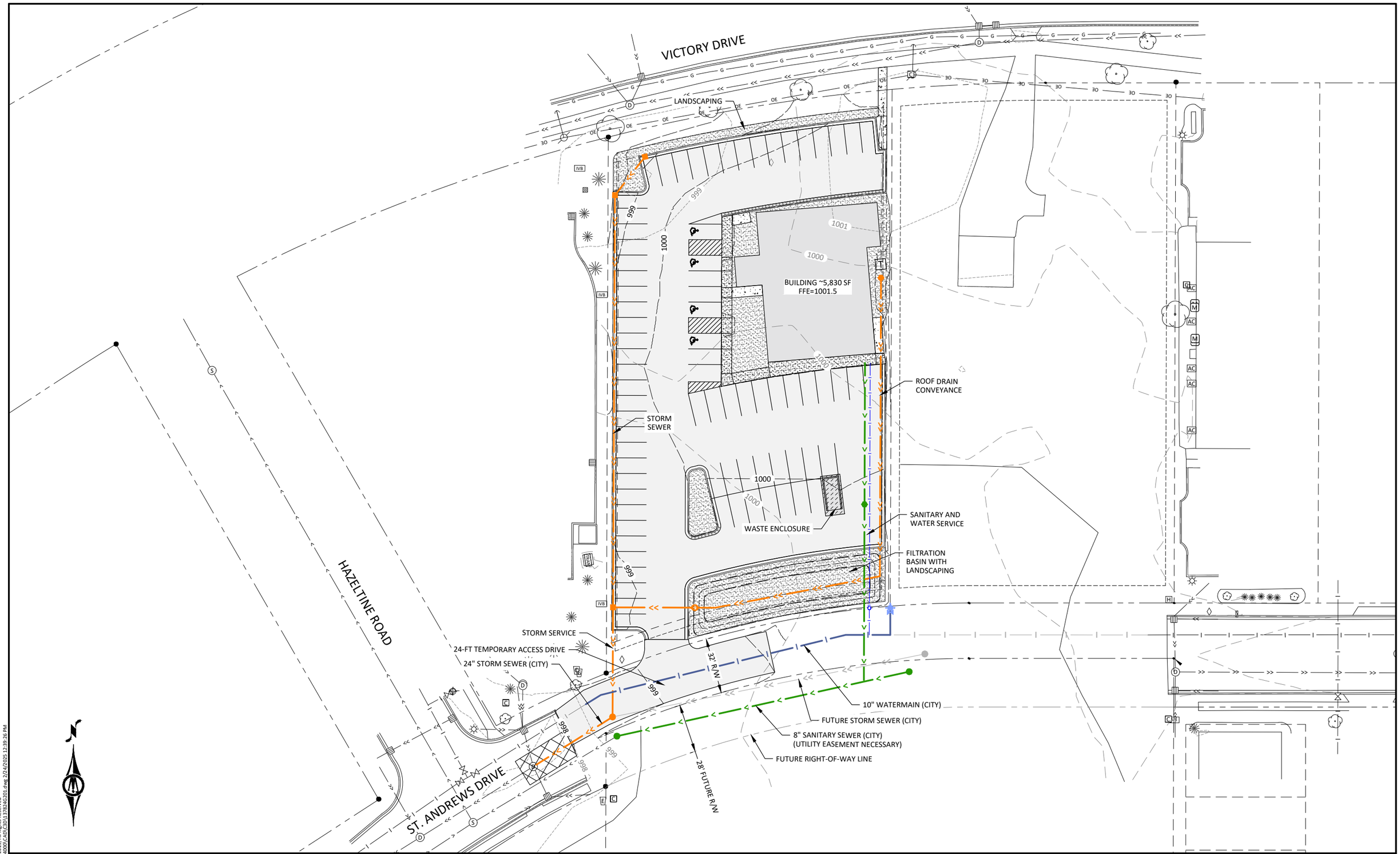

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NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

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WEB CONSTRUCTION
LOT 1 BLOCK 1, ALEXIA SUBDIVISION
PROJECT OVERVIEW

SHEET
G1.01

LEGEND

- BITUMINOUS PAVEMENT SECTION (SEE PLAN NOTES)
- 4" CONCRETE WALK (6" AT PED RAMPS)
- 6" THICKENED EDGE WALK
- 6" WASTE ENCLOSURE PAD
- B618 C&G (UNLESS NOTED OTHERWISE, SEE GRADING PLAN)

SITE INFORMATION

LOT AREA = 49,338 SF (1.13 ACRES)
GROSS BUILDING AREA = 5,830 SF
BUILDING COVERAGE = 11.82%

PARKING ANALYSIS
BEAUTY SHOP = 3 STALLS PER STATION
18 STATIONS = 54 STALLS REQ'D

RETAIL AREA = 1 STALL PER 200 SF
825 SF = 4.1 STALLS REQ'D

GENERAL OFFICE = 1 STALL PER 200 SF
1,123 SF = 5.6 STALLS REQ'D

TREATMENT = 1 STALL PER 200 SF
1,950 SF = 9.8 REQ'D

74 TOTAL STALLS REQUIRED
78 STALLS PROVIDED

VICTORY DRIVE
HAZELTINE ROAD
ST. ANDREWS DRIVE
15' SETBACK
5-FT LANDSCAPING
CONNECTION TO PUBLIC WALK
10'X6' BIKE RACK PAD
F&I: 2 EA ADA SYMBOLS 2 EA ADA STALL SIGNS 1 EA VAN ACCESSIBLE STRIPING
GUTTER OUT
60.3'
150' MAX
24'
72.9'
6.3'
TRANSFORMER (DESIGN BY OTHERS)
BUILDING ~5,830 SF FFE=1001.5
6-FT BUILDING SETBACK 3-FT PARKING SETBACK
THICKENED EDGE WALK (6-FT WIDTH TYP)
78 TOTAL STALLS
B618 C&G, TYP
STALL COUNT, TYP
9'X19' STALL
WASTE ENCLOSURE (DESIGN BY OTHERS)
SEE GRADING PLAN FOR CURB CUTS
BEGIN PARKING LOT BITUMINOUS SECTION AT CURB LINE
FILTRATION BASIN WITH LANDSCAPING
32' R/W
TEMPORARY ACCESS DRIVE BITUMINOUS SECTION
CITY STREET PATCH

HORZ. SCALE 0 25 50 FEET

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WEB CONSTRUCTION
LOT 1 BLOCK 1, ALEXIA SUBDIVISION
SITE PLAN

SHEET C6.01

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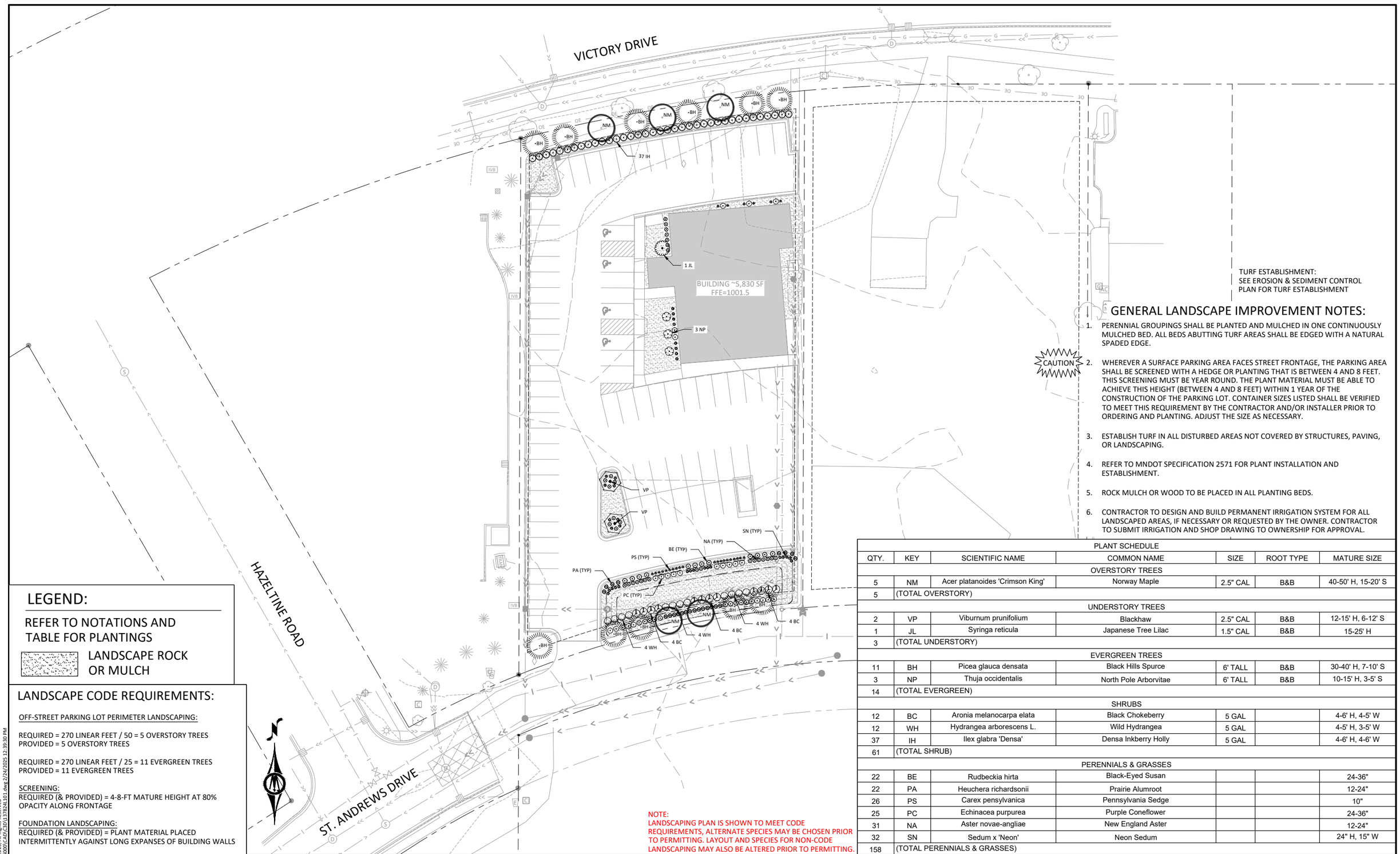

TURF ESTABLISHMENT:
SEE EROSION & SEDIMENT CONTROL PLAN FOR TURF ESTABLISHMENT

GENERAL LANDSCAPE IMPROVEMENT NOTES:

1. PERENNIAL GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. ALL BEDS ABUTTING TURF AREAS SHALL BE EDGED WITH A NATURAL SPADED EDGE.
2. WHEREVER A SURFACE PARKING AREA FACES STREET FRONTAGE, THE PARKING AREA SHALL BE SCREENED WITH A HEDGE OR PLANTING THAT IS BETWEEN 4 AND 8 FEET. THIS SCREENING MUST BE YEAR ROUND. THE PLANT MATERIAL MUST BE ABLE TO ACHIEVE THIS HEIGHT (BETWEEN 4 AND 8 FEET) WITHIN 1 YEAR OF THE CONSTRUCTION OF THE PARKING LOT. CONTAINER SIZES LISTED SHALL BE VERIFIED TO MEET THIS REQUIREMENT BY THE CONTRACTOR AND/OR INSTALLER PRIOR TO ORDERING AND PLANTING. ADJUST THE SIZE AS NECESSARY.
3. ESTABLISH TURF IN ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING.
4. REFER TO MNDOT SPECIFICATION 2571 FOR PLANT INSTALLATION AND ESTABLISHMENT.
5. ROCK MULCH OR WOOD TO BE PLACED IN ALL PLANTING BEDS.
6. CONTRACTOR TO DESIGN AND BUILD PERMANENT IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS, IF NECESSARY OR REQUESTED BY THE OWNER. CONTRACTOR TO SUBMIT IRRIGATION AND SHOP DRAWING TO OWNERSHIP FOR APPROVAL.

CAUTION

LEGEND:

REFER TO NOTATIONS AND TABLE FOR PLANTINGS

LANDSCAPE ROCK OR MULCH

LANDSCAPE CODE REQUIREMENTS:

OFF-STREET PARKING LOT PERIMETER LANDSCAPING:

REQUIRED = 270 LINEAR FEET / 50 = 5 OVERSTORY TREES
PROVIDED = 5 OVERSTORY TREES

REQUIRED = 270 LINEAR FEET / 25 = 11 EVERGREEN TREES
PROVIDED = 11 EVERGREEN TREES

SCREENING:
REQUIRED (& PROVIDED) = 4-8-FT MATURE HEIGHT AT 80% OPACITY ALONG FRONTAGE

FOUNDATION LANDSCAPING:
REQUIRED (& PROVIDED) = PLANT MATERIAL PLACED INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS

NOTE:
LANDSCAPING PLAN IS SHOWN TO MEET CODE REQUIREMENTS, ALTERNATE SPECIES MAY BE CHOSEN PRIOR TO PERMITTING. LAYOUT AND SPECIES FOR NON-CODE LANDSCAPING MAY ALSO BE ALTERED PRIOR TO PERMITTING.

PLANT SCHEDULE

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT TYPE	MATURE SIZE
			OVERSTORY TREES			
5	NM	Acer platanoides 'Crimson King'	Norway Maple	2.5" CAL	B&B	40-50' H, 15-20' S
5	(TOTAL OVERSTORY)					
			UNDERSTORY TREES			
2	VP	Viburnum prunifolium	Blackhaw	2.5" CAL	B&B	12-15' H, 6-12' S
1	JL	Syringa reticula	Japanese Tree Lilac	1.5" CAL	B&B	15-25' H
3	(TOTAL UNDERSTORY)					
			EVERGREEN TREES			
11	BH	Picea glauca densata	Black Hills Spurce	6' TALL	B&B	30-40' H, 7-10' S
3	NP	Thuja occidentalis	North Pole Arborvitae	6' TALL	B&B	10-15' H, 3-5' S
14	(TOTAL EVERGREEN)					
			SHRUBS			
12	BC	Aronia melanocarpa elata	Black Chokeberry	5 GAL		4-6' H, 4-5' W
12	WH	Hydrangea arborescens L.	Wild Hydrangea	5 GAL		4-5' H, 3-5' W
37	IH	Ilex glabra 'Densa'	Densa Inkberry Holly	5 GAL		4-6' H, 4-6' W
61	(TOTAL SHRUB)					
			PERENNIALS & GRASSES			
22	BE	Rudbeckia hirta	Black-Eyed Susan			24-36"
22	PA	Heuchera richardsonii	Prairie Alumroot			12-24"
26	PS	Carex pensylvanica	Pennsylvania Sedge			10"
25	PC	Echinacea purpurea	Purple Coneflower			24-36"
31	NA	Aster novae-angliae	New England Aster			12-24"
32	SN	Sedum x 'Neon'	Neon Sedum			24" H, 15" W
158	(TOTAL PERENNIALS & GRASSES)					

HORZ. 0 25 50
SCALE FEET

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WEB CONSTRUCTION
LOT 1 BLOCK 1, ALEXIA SUBDIVISION
PLANTING PLAN

SHEET L1.01

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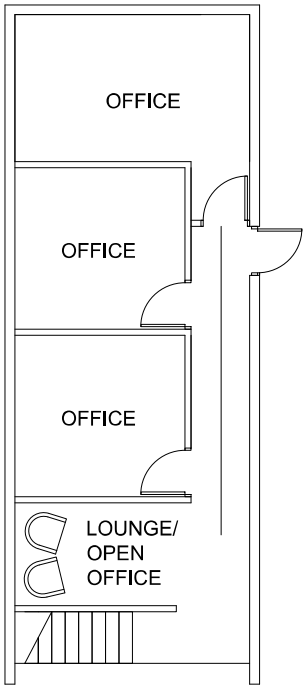
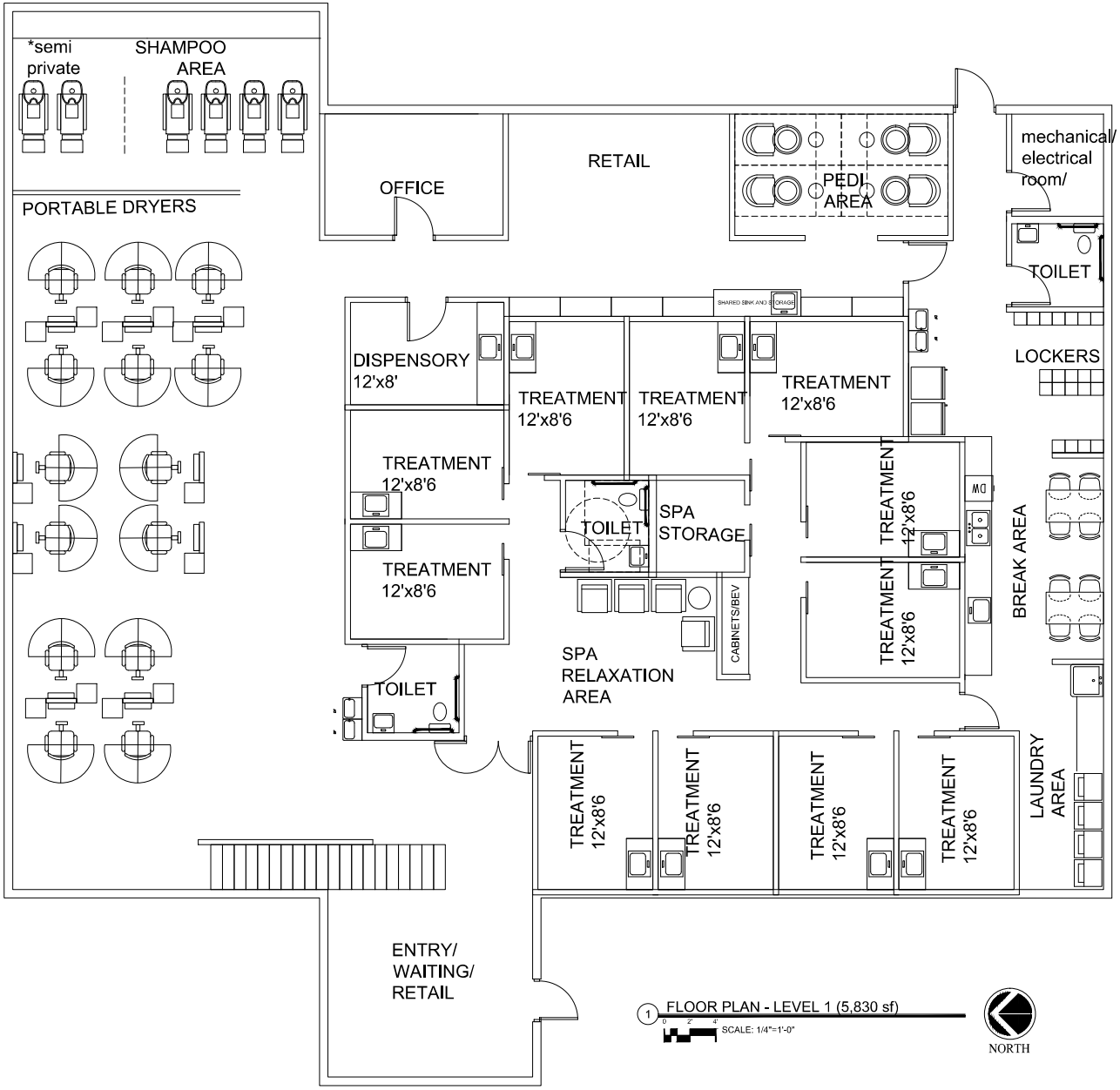


2 FLOOR PLAN - LEVEL 2 (802 sf)
SCALE: 1/4"=1'-0"



1 FLOOR PLAN - LEVEL 1 (5,830 sf)
SCALE: 1/4"=1'-0"

NORTH

RDS ARCHITECTS

Bright Pixel Design

PARKING:

BEAUTY SHOP: 18 OPERATOR STATIONS
X 3 = 54 REQ'D

RETAIL AREA: 825 sf / 200 = 4.125 REQ'D

GENERAL OFFICE: 1,123 sf / 200 = 5.612 REQ'D

TREATMENT: 1950 SF / 200 = 9.75 REQ'D

74 TOTAL REQUIRED

No.	SUBMISSIONS & REVISIONS	Date

CONCEPT FLOOR PLANS

JOB. NO.: 25.35.1
DATE: 2-21-2025
DRAWN BY: MJB

A1.1

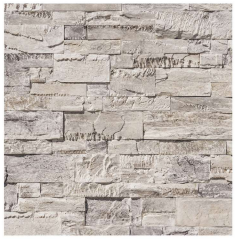
EXTERIOR DESIGN

WOOD LOOK ALUMINUM CLADDING
KNOTWOOD: KWILA

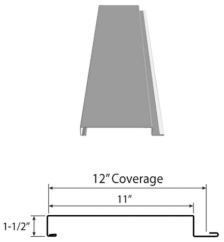
RDS ARCHITECTS

Bright Pixel Design

ALUMINUM STOREFRONT
FRAMING SYSTEM
TUBELITE T14000
DARK BRONZE



STONE VENEER
CREATIVE MINES
CULTURED STONE
WILDFLOWER



METAL PANELS
MS METAL SALES
80% SANDSTONE
20% PARCHMENT

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR DESIGN

JOB. NO.: 24.32.1
DATE: 2-17-2025
DRAWN BY: MJB

A2.1

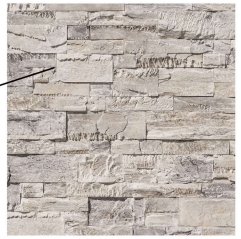
NORTH

WOOD LOOK ALUMINUM CLADDING
KNOTWOOD: KWILA

WEST

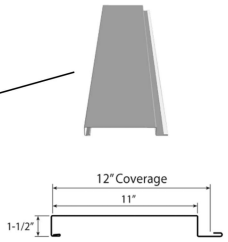
ALUMINUM STOREFRONT
FRAMING SYSTEM
TUBELITE T14000
DARK BRONZE

SOUTH



STONE VENEER
CREATIVE MINES
CULTURED STONE
WILDFLOWER

EAST



METAL PANELS
MS METAL SALES
80% SANDSTONE
20% PARCHMENT

Sandstone (W51) Parchment (W74)

RDS ARCHITECTS

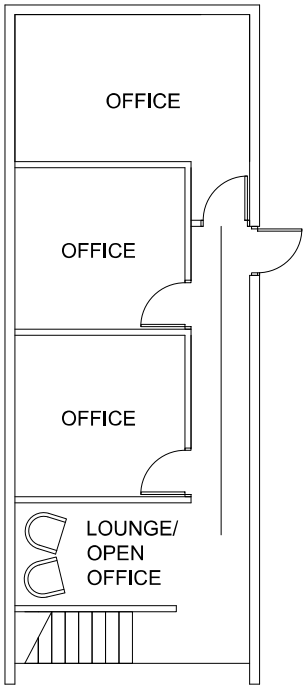
Bright Pixel Design

No.	SUBMISSIONS & REVISIONS	Date

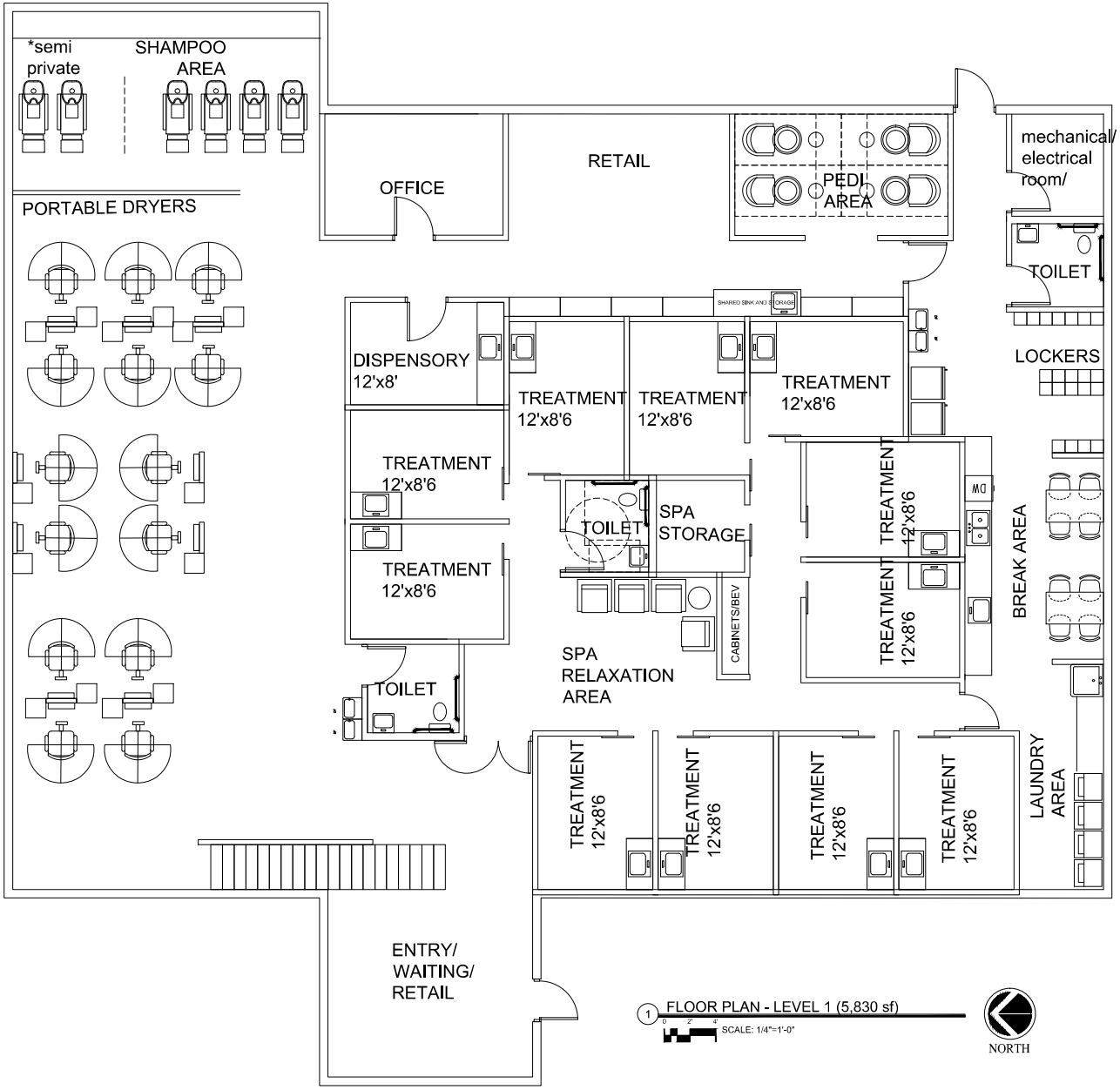
EXTERIOR ELEVATIONS

JOB. NO.: 24.32.1
DATE: 2-17-2025
DRAWN BY: MJB

A2.2



2 FLOOR PLAN - LEVEL 2 (802 sf)
SCALE: 1/4"=1'-0"



1 FLOOR PLAN - LEVEL 1 (5,830 sf)
SCALE: 1/4"=1'-0"

NORTH

RDS ARCHITECTS

Bright Pixel Design

PARKING:

BEAUTY SHOP: 18 OPERATOR STATIONS
X 3 = 54 REQ'D

RETAIL AREA: 825 sf / 200 = 4.125 REQ'D

GENERAL OFFICE: 1,123 sf / 200 = 5.612 REQ'D

TREATMENT: 1950 SF / 200 = 9.75 REQ'D

74 TOTAL REQUIRED

No.	SUBMISSIONS & REVISIONS	Date

CONCEPT FLOOR PLANS

JOB. NO.: 25.35.1
DATE: 2-21-2025
DRAWN BY: MJB

A1.1

CONSTRUCTION

Ph: (507) 387-1667 Fax: (507) 388-1600

Project Description: Construction of a new salon/spa

Site Location: 1600 North Victory Drive

Submitter: (On behalf of owner)

WEB Construction Co., Inc

320 Saint Andrews Dr, Suite 100

Mankato, MN 56001

Certificate of Design Compliance (CDC) – Detailed Narrative

WEB Construction on behalf of the owner is seeking a certificate of design compliance approval for construction of a new Salon/Spa at 1600 N. Victory Drive in Mankato. This property is currently not developed and is located between CCF Bank and a Multi-tenant building along the south side of N. Victory Drive. The building would be primarily a single story with a 2-story entry atrium. The first floor is approximately 5,800 sf with an 800 sf second floor small office area. Total proposed square footage of 6,633 square feet. Construction would be a wood framed building with a flat roof. Exterior finishes would be comprised of a combination of materials including cultured stone, wood looking aluminum panels, and two different metal panel options. Windows and doors would be a storefront aluminum system in a dark bronze finish with insulated glass units. These materials are shown on the architectural documents provided.

The building uses are further identified on floor plan A1.1. Based on those requirements, a total of 74 parking stalls are required for the property. See attached plan for table showing each use and required stalls per use.

The provided site plans as shown on sheet C6.01 show a total of 78 stalls being provided allowing for four stalls over the current code provision.

The site plans depict a temporary access road that has been designed for two-way vehicle traffic and allows for emergency vehicle turning. This is necessary due to the property to the south that has not entered into the development agreement and there are no current provisions for utility or street easements. The new water service would be extended on this property all the way to the east property line to allow for future lot and main connection to the east. A fire hydrant would also be installed at this time. Additionally, the applicant and owner are currently working on connecting with the south property owner to allow for the extension of the sanitary sewer connection as depicted on the site plan. If an agreement cannot be reached, we would need to look at an alternative to run a sanitary connection directly north to serve the building site only at this time. Both the applicant and the owner understand that the St Andrews Drive connection will be completed in the future and will be responsible for their fair share of improvements at that time. The temporary drive will also be the responsibility of the applicant/owner to maintain and plow snow.

Additionally, the site plan identifies landscape screening along N. Victory Drive and the future road extension of St Andrews Drive. A trash enclosure is provided in the parking lot for refuse containment. A storm surge pond is being constructed along the south side of the property. A bike rack location is planned on the NW corner of the site. There is a sidewalk connection proposed to the existing trail at the NE corner of the property. Snow removal plan is to remove any snow from the site as to not impact the parking requirement.

Future submissions will include a site specific and dark sky compliant exterior lighting plan to include parking lot and building lighting, a signage plan/permit submission.

Site Plan and Traffic Advisory Review Committee **1. 4.**

Meeting Date: 03/11/2025

Title

CY13-25

Request of Caravel Autism Center for a conditional use permit to allow operations outside of a completely enclosed structure to accommodate a playground system in the B-1, Community Business District. The subject property is described as Lot 2, Block 5, North Star subdivision (1701 Adams Street).

Applicant

The applicant is Caravel Autism Center.

Request

The applicant is requesting a conditional use permit to allow operations outside of a completely enclosed structure, to accommodate a playground system in the B-1, Community Business District.

Location

The subject property is described as Lot 2, Block 5, North Star subdivision (1701 Adams Street).

Existing Land Use

The property is currently occupied by a vacant single-tenant commercial building. The building was previously the location of Gray Duck Fitiness, and before that by, the Nova Academy of Cosmetology.

Zoning

The subject property is zoned B-1, Community Business District.

Review

Caravel Autism Center, the applicant, is requesting a conditional use permit to allow operations outside of a completely enclosed structure, to accommodate a playground system in the B-1, Community Business District. The proposed site is addressed at 1701 Adams Street. The proposed site was formerly occupied by Gray Duck Fitness, and before that by Nova Academy of Cosmetology.

The applicant is requesting a Conditional Use Permit be granted in accordance with Mankato City Code Sec. 10.45. Subd. 2. Permitted Uses, which states: "*Except as specifically limited herein, the following uses are permitted in the B-1, Community Business District. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment* ". The use of the property as a medical clinic is considered a Permitted Use in the B-1, Community Business District, although this only applies to those uses that operate entirely within a completely enclosed structure. Section 10.45. Subd. 2 states a conditional use permit could be granted to allow for operation of the use outside of a completely enclosed structure, as the applicant proposes with an exterior playground area.

The Caravel Autism Center offers one-to-one therapy and peer interaction for children with Autism. Because of these services, Caravel is considered a Medical Clinic. In the B-1, Community Business District, Medical Clinics are considered a Permitted Use. The applicant intends the Caravel Autism Center to include an outdoor playground area where children can play, release energy, and develop social skills in a safe outdoor setting. The Caravel Autism Center has recently transitioned out of a location at 1720 Bassett Drive. At this location, an outdoor play area was constructed to be used in tandem with the operations of the medical clinic. Caravel Autism Center intends to

continue to provide the same operations and services at the subject property as they did at 1720 Bassett Drive.

The applicant's narrative states that the Caravel Autism Center will offer a day program from 8 am to 6 pm, with many children receiving up to 40 hours of treatment per week. Each child will receive 1:1 therapy, with therapists assigned to them, and clinicians will oversee services, providing training to the team. In total, the location will serve up to 40 clients and employ up to 50 therapists.

Marketplace Commercial, the property owner, provided written permission for the proposed project and for application for a Conditional Use Permit.

Road access to the project site will not be modified. Two access points exist, one along Adams Street to the north and one along Star Street to the west.

A snow removal plan, designating a snow storage area, must be provided prior to issuance of the Certificate of Occupancy.

Per Mankato City Code 10.88 Subd.8., all refuse containers shall be fully enclosed by a gated opaque fence or wall of sufficient height to completely screen such containers from view by all adjoining properties and all streets. A dumper enclosure achieving Mankato City Code standards shall be erected on the subject property, or as an alternative, all refuse containers shall be stored within an entirely enclosed structure prior to issuance of a Certificate of Occupancy.

Parking:
As a Medical Clinic, the Caravel Autism Center is subject to the off-street parking requirements for Medical Offices in Mankato City Code Sec. 10.85 (*One (1) parking space per each two hundred (200) sq. ft. of gross floor area.*) With a gross floor area of 8,365 square feet, the proposed site requires forty-two (42) off-street parking stalls.

With a proposed therapist staff of 50 and an expected client count of 40, a condition will be included with the Conditional Use Permit, stating that if on-site parking conditions cause undue traffic congestion, or interfere with/ diminish the use of property in the immediate vicinity, parking conditions must be mitigated to maintain conformance with Mankato City Code. Stacking and queuing that disrupts public roads is prohibited; strict enforcement will be adhered to in order to ensure the safety of the traveling public.

Per Mankato City Code Sec. 10.85, the applicant shall provide off-street bicycle parking spaces equal to five (5) percent of the total number of automobile off-street parking spaces provided. With forty-two (42) off-street parking stalls required, a minimum of two bicycle parking stalls must be provided on site.

The proposed site plan shows 47 standard off-street parking stalls and 3 accessible off-street parking stalls on site. This means that a total of 50 off-street parking stalls are provided on site. Per Mankato City Code Section 10.88. subd. 6, any off-street parking lot providing (50) spaces or more shall provide interior landscaping, this shall be reflected on the site and landscaping plans.

The narrative states that parents can bring clients into the lobby and the team will connect with families about how the child's time in the home or at the clinic (depending on if it is pick-up or drop-off) was. The applicant stated that they have several funded transportation companies and will pick up the child from the vehicle and walk them into the clinic. The narrative provided did not describe the process for loading and unloading of clients on site.

Off-street parking stalls shall be designated for pick-up and drop-off. These stalls shall be physically marked to indicate their status as a pick-up and drop-off location for clients.

Landscaping:
A landscaping plan shall be provided that demonstrates conformance with Mankato City Code Section 10.88. A fence permit shall be issued prior to instillation of any fence exceeding 30" in height on the subject property.

Perimeter landscaping and interior landscaping are required per Mankato City Code Section 10.88.

All off-street parking stalls shall be buffered and screened by perimeter landscaping consisting of an area at least three (3) feet or greater in height. The perimeter landscaping shall consist of a combination of ground cover, shade trees or evergreen trees, shrubs, and appropriate screening devices such as decorative walls, fences, or berms. Shade trees shall be provided at a rate of one (1) tree for every fifty (50) linear feet of perimeter length or fraction thereof. Evergreen trees shall be provided at a rate of one (1) tree and shrub for every twenty-five (25) linear feet of perimeter length or a fraction thereof. Evergreen trees shall be maintained at a height of not less than three (3) feet. Areas not planted with shrubs, trees, or other appropriate screening devices shall be maintained with living ground cover, or planting beds with bark or rock mulch. Landscaping and screening shall not exceed 30-inches in height within the required sight triangle per Mankato City Code Sec. 12.71.

Off-street parking lots providing fifty (50) spaces or more shall provide interior landscaping. Interior landscaping shall consist of planting islands with a minimum area of sixty (60) square feet and a minimum width of six (6) feet, measured from the back of curb to back of curb. The interior landscaping shall constitute at least five percent (5%) of the area of the parking lot. Area devoted to perimeter landscaping shall not be considered as any part of interior landscaping. Where more than one (1) planting island is provided, such islands shall be appropriately spaced throughout the parking lot.

A condition will be included with the Conditional Use Permit that perimeter landscaping meeting Mankato City Code Section 10.88, shall be installed between all off-street parking areas and the frontages of Adams and Star Streets. A condition will also be included with the Conditional Use Permit that interior landscaping meeting Mankato City Code Section 10.88, shall be installed within the designated off=street parking area.

A fence permit must be received prior to installation of the fence associated with the outdoor playground area. Fencing must conform to Mankato City Code Section 10.88 & 12.71. and other associated zoning ordinances.

Playground:

The applicant's narrative states that the operation of the Caravel Autism Center will include a playground where children can play, release energy, and develop social skills in a safe, outdoor setting. The argument could be made that use of the outdoor playground area would be complementary to the functionality of the development as a medical clinic serving children.

The Caravel Autism Center is a medical clinic that primarily serves children during the day (8am-6pm). The Autism Center would offer similar daytime services for children to a child daycare. Child Day Cares are required by Section 10.82 to provide a separate and protected outside recreation area. The Minnesota Department of Health states that outdoor recreation helps children develop motor skills and that children should play outdoors when the temperature does not pose a safety risk. It is reasonable to conclude that the operation of an Autism Center should include some similar features to those required of a child daycare, particularly if those features of beneficial to the public's health, safety, or general welfare.

The applicant is proposing to screen the outdoor playground area from the parking area using a 4' high vinyl-coated chain-link fence (in black), with blue fence slats along the entirety of the fence, and a 3' wide, 4' high, vinyl-coated chain-link gate. The majority of the playground area will be constructed under the existing metal canopy, with a 6' wide portion of the fenced area extending beyond the canopy. The fence will fully enclose the outdoor playground area and limit access to the area. Access to the playground area will be available via three entrances: a northern entrance into the drive-lane to the east of the building, and two separate entrances from the building itself. The playground area will feature a plastic play area border, rubber fiber play surface installed over the existing asphalt, prefabricated playground equipment, and an integrated accessible ramp.

Exterior Modifications:

Exterior site improvements are shown to include an outdoor enclosed playground area with associated fencing and minor modifications to the exterior materials at the front entry. These minor modifications include painting multiple distinct areas of the front facade, including the portico and standing seam roof. The applicant has not indicated the proposed paint type or color currently. Colors of the building facade must conform to the Mankato City Code.

The applicant has not provided materials showing proposed signage on the subject property. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage. A condition stating as much will be included with the Conditional Use Permit.

The plans provided do not indicate the instillation of any additional exterior lighting fixtures. If exterior lighting is to be installed, all lighting shall conform to Mankato City Code section 10.89 standards, including, but not limited to, full-cut, fully shielded style.

If other exterior modifications are proposed in the future, the applicant will be required to meet the B-1 standards for exterior finishes.

Attachments

General Location Map

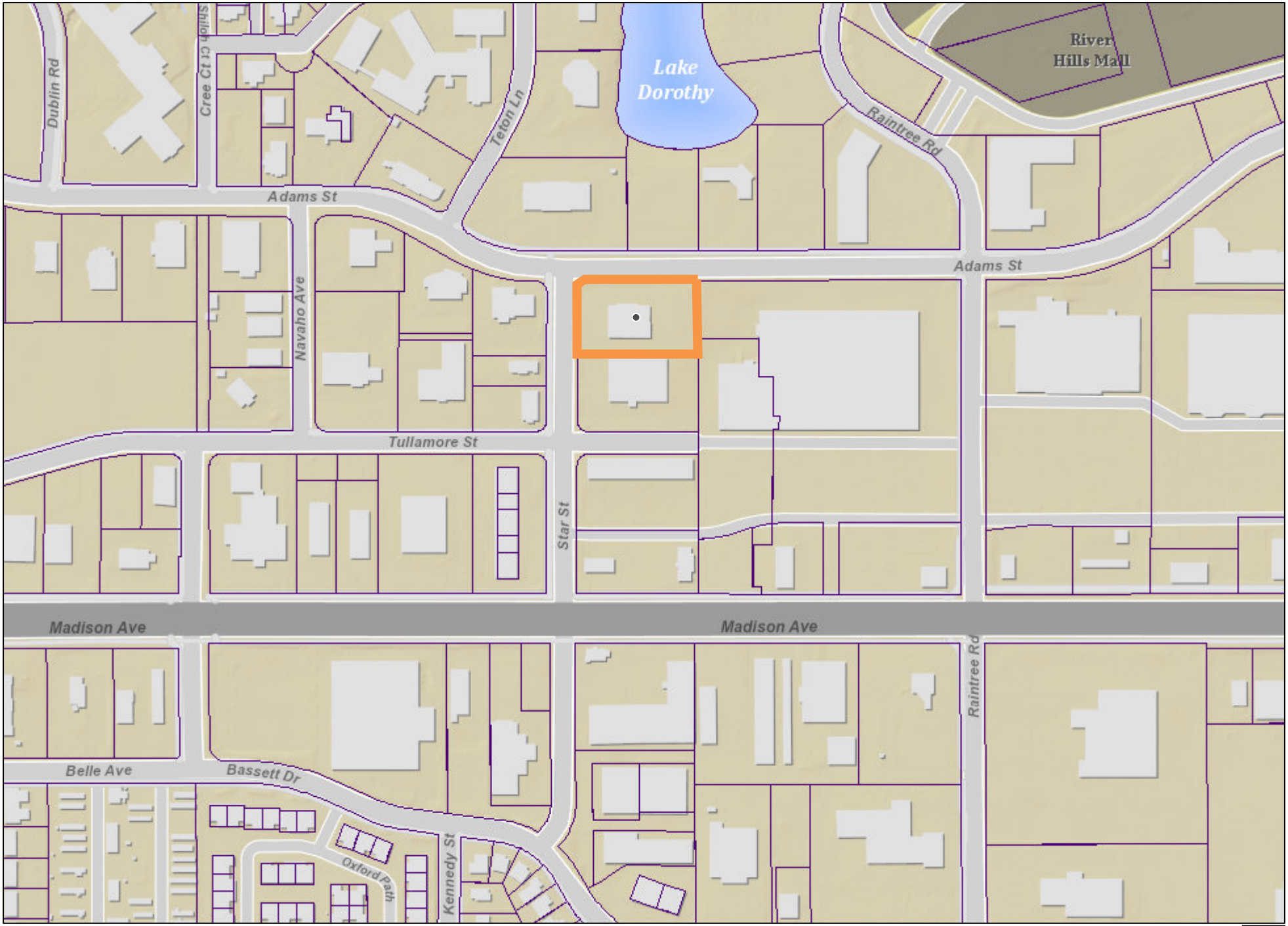
Aerial

Site Plan

Narrative

Example Playground Area

General Location Map



Date: February 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Location Map

Date: February 2025

Author:

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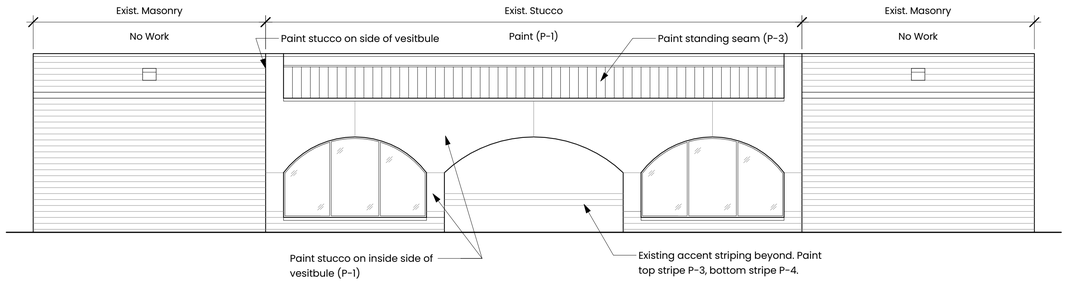
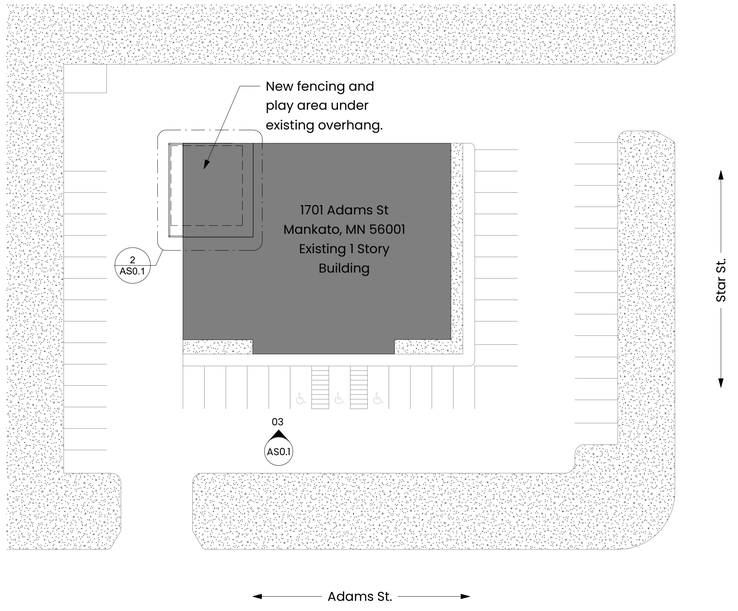
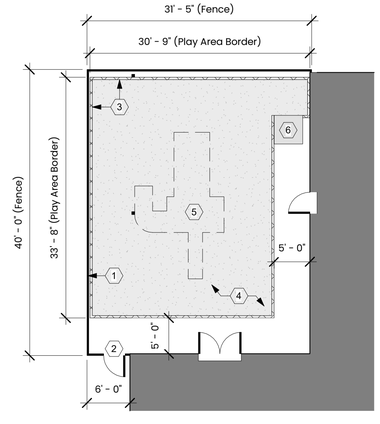
N



3 Exterior Elevation
1/8" = 1'-0"



1 Site Plan
1" = 30'-0"



2 Play Area
1" = 10'-0"

General Notes

1. All work shall conform to all applicable codes and governing authorities.
2. No change to existing occupancy/parking requirements.
3. General Contractor is responsible for visiting the site and reporting any field conditions that would inhibit the construction of the proposed site layout or its compliance with accessibility codes.
4. For all new ramps, max slope in direction of travel to be 1:12 (8.33%). Max cross slope to be 1:50 (2%).
5. For all new sidewalks, max slope in direction of travel to be 1:20 (5%). Max cross slope to be 1:48 (2%)

Keynotes

1. New 4' high vinyl-coated chain-link fence (Black). Provide blue fence slats at 100% of fence. General contractor to install so that future play area will fit within the bounds of the fence.
2. New 3' wide, 4' high, chain-link gate. Provide blue fence slats at 100% of gate.
3. Plastic play area border, installed at future date.
4. Rubber fiber play surface over existing asphalt, installed at future date.
5. Prefabricated playground equipment, installed at future date.
6. Integrated accessible ramp, installed at future date.

Building Department Approval

Little plans STUDIO

Kyle Fouchey
4814 N Damen Ave
Unit 213
Chicago, IL 60625
630.877.1255

CARAVEL AUTISM HEALTH

1701 Adams St
Mankato, MN 56001

No.	Description	Date
1	Issue for Review & Bid	2024.11.06
2	Bid Questions	2024.12.30
3	Issue for Permit	2025.01.13
4	Permit RFI	2025.01.22

Stamp

State of Minnesota

Architect

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: Donald Wallin
Printed Name: Donald John Wallin
Date: 01/22/2025
License Number: 44502

Site Plan

AS0.1

Narrative for Caravel Autism Center

1701 Adams St

Mankato, MN 56001

Conditional Use – Zone 0009-25

Building Permit – BLDC -0004-25

This location will serve as a clinic for children with Autism, offering a day program from 8 am to 6 pm, with many children receiving up to 40 hours of treatment per week. The clinic will include a playground where children can play, release energy, and develop social skills in a safe, outdoor setting. Each child will receive 1:1 therapy, with therapists assigned to them, and clinicians will oversee services, providing training to the team. In total, the location will serve up to 40 clients and employ up to 50 therapists. Parents can bring clients into the lobby and the team will connect with families about how the child's time in the home or at the clinic (depending of it is pick up or drop off) was. We also have several funded transportation companies and we will pick up the child from the vehicle and walk them into the clinic.

Existing Use Class B (Business)

Tim Hanna I Corporate Development Manager
Caravel Autism Health
M 815.236.9701
thanna@caravelautism.com | www.caravelautism.com

CARAVEL AUTISM HEALTH
• E-Liquid
• Vaporizers
• E-Cig
• CBD
• Hookah
• Accessories
OPEN 7 DAYS A WEEK
WARNING

Site Plan and Traffic Advisory Review Committee **1. 5.**

Meeting Date: 03/11/2025

Title

CY14-25

Request of Brett Skilbred, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential. The subject properties are described as approximately 188,000 sqft and located in Blocks 7-10, Columbia Park Addition, City of Mankato, and Blocks 23-24, Germania Park Add, City of Mankato (8th Avenue in Germania Park neighborhood between Harper and Cleveland Avenue).

Applicant

With the permission of the property owner, the applicant is Brett Skilbred.

Request

The applicant is seeking a Land Use Plan amendment to change the guided land use of the subject properties from Light Industrial to Medium Density Residential.

Location

The subject properties are located in the Germania Park neighborhood on 8th Avenue between Cleveland and Harper streets.

Existing Land Use

The subject properties are vacant parcels.

Zoning

The subject properties are presently zoned PI, Planned Industrial. Upon a change in the Land Use designation, and prior to any future development, rezoning of the subject parcels to coincide with any amended land use plan will be necessary.

Environmentally Sensitive Areas

There are areas on the subject sites identified as bluffs. The applicant will be required to evaluate the area for the presence of environmentally sensitive areas in conjunction with platting or other moving forward.

Public Utilities

Public utilities will be required for the development of the subject parcels. Discussion in underway on the potential of serving the lots with utilities during the upcoming Germania Park Phase 5 Capital Improvement Program (CIP) projects.

Review

Brett Skilbred, with permission of properties owned by Pentagon Acquisition, LLC, has applied for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential.

The properties included in the request are owned by Pentagon Acquisition, and are described as Lots 1-6, Block 24, Lot 1, Block 9, Columbia Park Addition, Lots 1-8, Block 8, Columbia Park Addition, Lots 9-15, Block 7, Columbia Park Addition, Lot 4, Block 10, Columbia Park Addition, City of Mankato. The properties are located on 8th Avenue in the Germania Park neighborhood between Harper and Cleveland Avenue. This application request

seeks to change the underlying land use for only those properties owned by Pentagon Acquisitions.

The proposed amendment seeks to change the guided land use designation from Light Industrial to Medium Density Residential, allowing for the construction of single-family dwellings, either attached or detached. This change was considered during the review of the Jefferson Quarry Redevelopment Plan, which envisioned the area as a transitional zone between existing single-family homes and future quarry-related uses. The City Council reviewed and approved the Jefferson Quarry Redevelopment Plan on September 11, 2023.

The Jefferson Quarry Redevelopment Plan process fulfills the requirements outlined in the City of Mankato's Land Use Plan amendment process. The proposal aligns with the concepts presented in the redevelopment plan.

The applicant's submission states that the future development for the area will be affordable single-family residential. As future plans solidify, additional rezoning, platting, and planned unit development may be required.

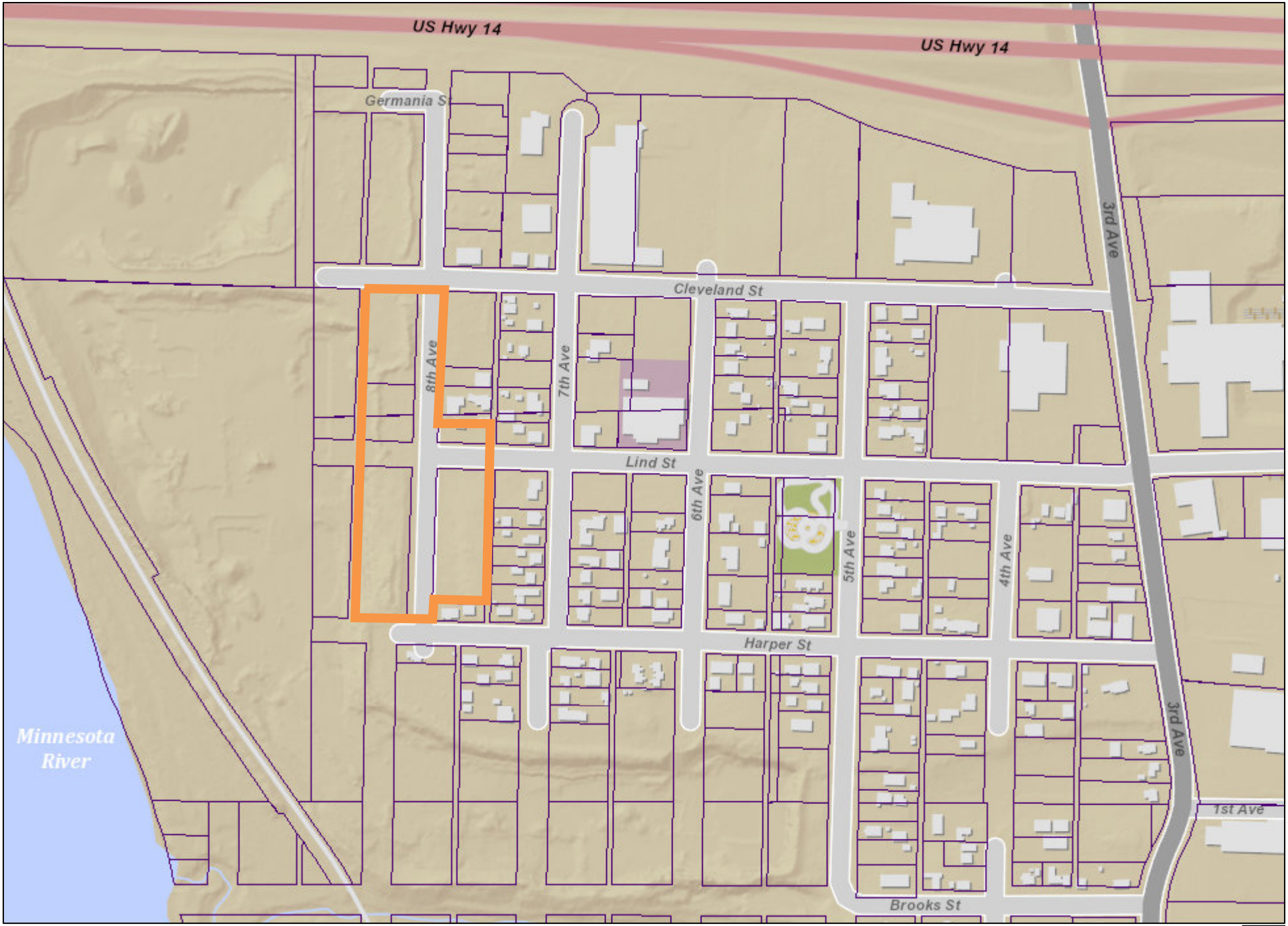
In accordance with Mankato's City Charter, on February 24, 2025, the Mankato City Council referred the Land Use Plan request to the Planning Commission for review and consideration. The Commission is required to review the proposal and submit its recommendations to the Council.

Following the Planning Commission's review and with their recommendation, the City Council will conduct a public hearing before adopting the proposed plan or modifications by resolution, with or without amendments.

Attachments

General Location Map
Aerial Plan
Current Land Use Plan
Proposed Land Use Plan
Project Area
Narrative
Trip Generation Memo

General Location Map



Date: March 2025

Author:

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N

Aerial Map

Date: March 2025

Author:

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N

Figure 6. Future Land Use *(City of Mankato Land Use Plan)*

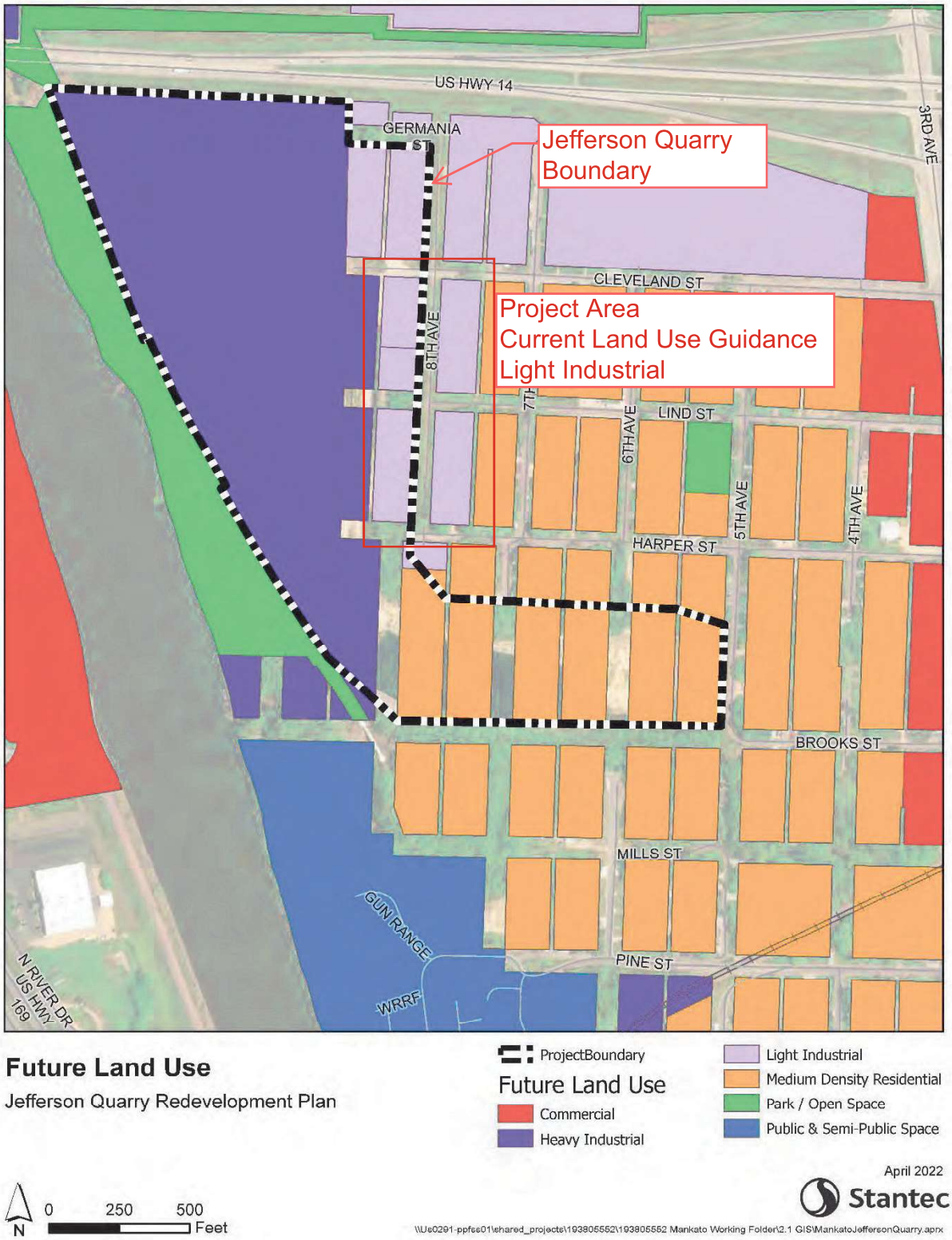
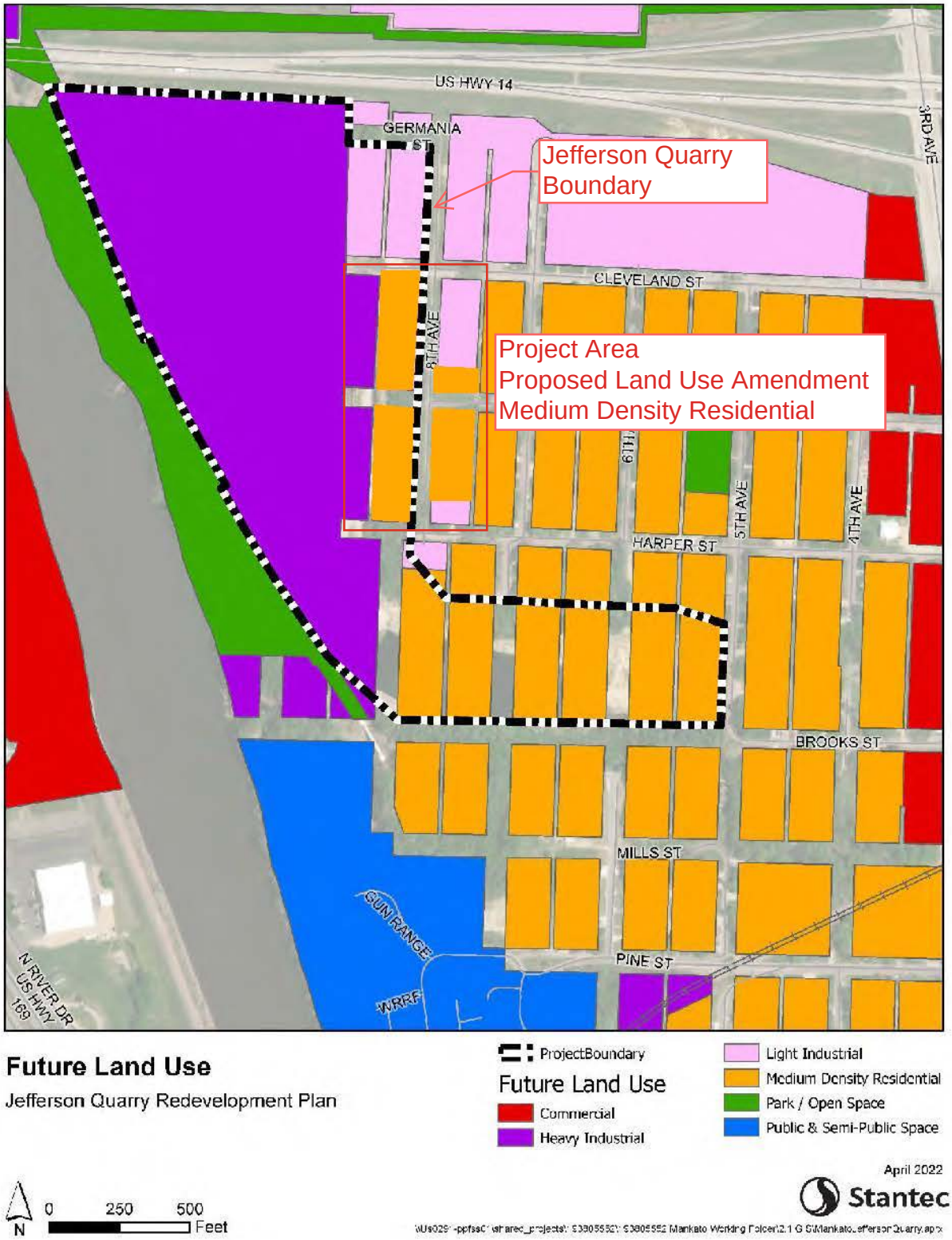


Figure 6. Future Land Use *(City of Mankato Land Use Plan)*



Project Area Description

- Germania Park Addition Block 24, Lots 1-6
- Columbia Park Addition Block 9, Lot 1
- Columbia Park Addition Block 8, Lots 1-8
- Columbia Park Addition Block 7, Lots 9-15
- Columbia Park Addition Block 10, Lot 4

February 11, 2025

Mark Konz
Community Development
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
mkonz@mankatomn.gov

RE: Land Use Amendment Application Narrative – Quarry View (8th Ave, Jefferson Quarry)

Dear Mr. Konz:

Enclosed is the Land Use Amendment Application and associated supporting documents for the proposed affordable single-family development located on 8th Ave in the Germania Park neighborhood between Harper and Cleveland streets. The subject property is approximately 188k sqft and located in Blocks 7-10, Columbia Park Add, City of Mankato and Blocks 23-24, Germania Park Add, City of Mankato. Below is a narrative describing the subject property and Land Use Amendment Request.

Project Description

The area comprising the proposed development is located within the City of Mankato and was platted as part of the Columbia Park Addition and Germania Park Addition. These parcels have not been developed or built upon. This area including these parcels was included in a 2023 Small Area Plan conducted by Stantec titled Jefferson Quarry Redevelopment Plan. The owner of these parcels is Pentagon Acquisition LLC who has given permission to submit the development application(s).

The Concept Plan included with this application shows two types of developments, each compatible with the land use amendment request. First is a proposed 140k sqft parcel along the full extent of the west side of 8th Ave. This parcel is targeted for attached single-family twin homes and will be included in a PUD to support density, spacing, and green space. Also, the plan includes several individual parcels on the east side of 8th Ave matching the original subdivision lot lines. These may be sold individually as conforming lots to include single family homes or may be part of a larger PUD lot with twin homes like the west side. Either way, the development will be marketed as affordable owner-occupied single-family homes with prices targeting buyers with income at or below 115% of the AMI or SMI. It is anticipated that the developer(s) will keep rental options open in the event home sales are not feasible.

The income limits for homebuyers (and renters, if necessary,) in the development are driven by a combination of the redevelopment plan, desire of land owner and developer(s), as well as potential funding source restrictions. It is anticipated that one such funding source will be the establishment of a Housing TIF district to offset the development costs to keep the homes affordable.

A Traffic Analysis is currently underway and will accompany the Land Use Amendment Application once completed. In addition, a Utility Analysis will be provided in detail by February 25th, 2025 to allow the coordination of project improvements with the planned Germania Park Phase 5 CIP.

Land Use Amendment Request

The lead developer is requesting a Land Use Amendment to change the guided land use from Light Industrial to Medium density Residential to allow for the medium density residential homes. The current market

conditions support a need for more affordable single-family housing options, thus the developer is pursuing this site for a medium density development. Therefore, the developer is requesting a change to the Land Use Map to Medium Density Residential to support their development request. Should this be approved, a Preliminary Plat, Rezoning (to R-2 zone), PUD (for design flexibility), Final Plat, and Site Plan applications will be filed. These subsequent applications will include a more detailed design for review and provide an opportunity for additional public input at the requisite public hearing.

The developer is following the land use recommendations presented in the Jefferson Quarry Development Plan completed by Stantec and delivered to the City of Mankato in February 2023. As part of developing the Small Area Plan, Stantec and the City of Mankato held three public meetings and an online engagement to gather community input from the Germania Park Neighborhood as well as the general public. The neighborhood meeting minutes summarizing the questions/comments from the residents that attended or participated online are included in the Stantec report. During the meetings, the future land use of the quarry and adjacent areas, like the 8th Ave corridor included in this application, were discussed in detail. The major concerns associated with this area were compatibility with existing homes and the neighborhood, the height of proposed structures, and the traffic impact of development. So, the developer is proposing a medium density single-family development as a buffer between the neighborhood and the quarry. In addition, the proposed development will be limited to single-family homes and single-family attached twin-homes with a two-story maximum height. Below are the Goals identified in the City's Land Use Plan. The Amendment request from Industrial to Residential is in alignment with the Goals as demonstrated below:

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where such improvement is required or requested.

Response: The area was never really established although included in two subdivisions. Instead, it was connected to the quarry by ownership and remained largely vacant and undeveloped.

2. Promote adequate housing alternatives for all income levels and age groups.

Response: The proposed medium density residential development will provide below market affordable housing alternatives to the existing single-family adjacent to the site. The housing will be available for all age groups and demographics.

3. Encourage the orderly growth of the community.

Response: The development of this site creates a buffer of medium-density single-family homes to separate the neighborhood from Jefferson Quarry as identified in the Stantec development plan.

4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.

Response: The request to develop the subject site would utilize existing and planned infrastructure as well as fill the development gap between the Germania Park Neighborhood and Jefferson Quarry.

5. Promote the preservation of ravines, bluff lines, wetlands, woodlands and other environmentally sensitive areas.

Response: The current bluff line created by previous mining in the quarry is currently overgrown and unsafe. The proposed development will delineate and beautify the bluff line while utilizing future common area maintenance funds to design, implement, and maintain a safety system.

6. Encourage landscaping and the attractive design of public and private developments.

Response: A detailed landscape plan will be provided with subsequent required applications to show compliance with the City's landscaping and buffer standards. The developer also recognizes the benefit to their residents and adjacent properties by providing a nicely designed site.

7. Promote complementary land uses and minimize incompatible land uses.

Response: The proposed change of land use from industrial to residential would support the proposed medium density development. It would also provide a more natural transition of uses from the largely single-family homes in Germania Park to the adjacent future development of Jefferson Quarry.

8. Promote efficient use of municipal services.

Response: City utilities are located adjacent to the proposed development and there is a planned Community Improvement Project (Germania Park Phase 5) for their extension through the site. Additionally, the proposed site is in a neighborhood already served by municipal bus, snow removal, and maintenance services, among others.

9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.

Response: The development of this largely vacant land supports the growing demand for residential units, particularly affordable single-family homes.

10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.

Response: 8th Ave is currently unimproved and unpaved. This development supports the Germania Phase 5 CIP which will improve and pave 8th Ave. Additionally, the development will promote a connection to the existing pedestrian/bike corridor adjacent to the quarry along the Minnesota River.

11. Stabilize property values by promoting the application of effective land use controls and development standards.

Response: New investment in the Germania Park Neighborhood will support and potentially improve existing property values. The proposed residential homes will align with existing neighborhood density and building standards.

12. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments.

Response: The proposed development has the opportunity to showcase excellence in planning and design to obtain maximum livability by promoting the following innovations in development techniques: coordinated planning of public/private improvements, in-fill of vacant areas in proximity to municipal park and trail amenities, financial support of projects to meet identified community needs, and leveraging existing neighborhood resources like Grace Baptist Church to support the needs of future area residents including after school programs, mentoring, education, and daycare.

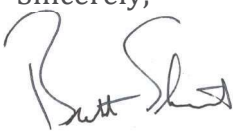
13. Promote, maintain, and preserve parks and open space.

Response: N/A - this site is not designated as a public park or open space. The site will provide open green space designated areas for its residents. It will also support the connection between the existing neighborhood park and the future amenities and connections included in the future development of the Jefferson Quarry.

Conclusion

The developer has thoughtfully considered the Mankato market, the site and the viability of the proposed medium density residential development to ensure the site is appropriate and the demand present to pursue this development opportunity. The medium density single family development aligns with the Stantec Jefferson Quarry Land Use Small Area Plan. In addition, the commitment to offering these homes at an affordable price supports the identified housing needs in the community. I ask that the City support the request to Amend the Land Use from Industrial to Residential to support the desired medium density residential project. Thank you for taking the time to review the enclosed application and supporting documents. I look forward to working with the City of Mankato on this project. Please contact me at 507-720-8842 or brettskilbred@gmail.com with any questions or if there is any additional information I can provide in support of this project.

Sincerely,



Brett Skilbred

BOLTON & MENK
Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

February 11, 2025

Alec Pietz, P.E.
Interim City Engineer – City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
(507) 720-2559
apietz@mankatomn.gov

Reference: Quarry View
Mankato, Minnesota

Subject: Trip Generation Memorandum

Dear Mr. Pietz:

The following is a Trip Generation Memorandum for the proposed Quarry View residential development to be located along 8th Avenue in Mankato, Minnesota. This memorandum has been prepared to compare and assess the trip generation potential for the proposed residential development based on the following potential land uses options:

- 36 single-family attached homes [townhomes]

OR

- 20 single-family detached homes [60-ft lot assumed]

Access to the proposed development along 8th Street will be provided via the following existing streets:

- Cleveland Street
- Lind Street
- Harper Street

Refer to the attachments for a site location map and a copy of the preliminary site plan. In addition to providing the trip generation comparison for the site, this letter also assesses the potential traffic impacts of the proposed development.

Trip Generation

The proposed development is assumed to consist of 36 single-family attached homes *or* 20 single-family detached homes. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE *Trip Generation Manual*, 11th Edition. **Table 1** provides a summary of the trip generation potential for both land use options for the proposed development utilizing equations for the land uses.

Table 1: Trip Generation Summary Comparison

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Attached Housing (215)	36 units	224	3	10	10	8
OR						
Single-Family Detached Housing (210)	20 units	230	4	13	14	8

If the proposed development consists of 36 single-family attached homes, it is estimated to generate approximately 224 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 13 trips (3 entering and 10 exiting) will occur during the weekday AM peak hour and 18 trips (10 entering and 8 exiting) will occur during the weekday PM peak hour.

If the proposed development consists of 20 single-family detached homes (assuming 60-ft lots), it is estimated to generate approximately 230 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 17 trips (4 entering and 13 exiting) will occur during the weekday AM peak hour and 22 trips (14 entering and 8 exiting) will occur during the weekday PM peak hour.

It should be noted that the daily traffic volume generated by the proposed development for either type of land use option is expected to be below the thresholds to require a Traffic Impact Study (TIS) based on the Minnesota Department of Transportation (MnDOT) Access Manual.

Trip Distribution

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips will be regionally distributed along 3rd Avenue as follows:

- 40% to/from the north via 3rd Avenue
- 60% to/from the south via 3rd Avenue

The site traffic along 3rd Avenue is expected to utilize Cleveland Street, Lind Street, and Harper Street to access the proposed development. Refer to the attachments for an illustration of the site distribution assumptions.

Based on the low site traffic generated for either land use option, and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network.

Bolton & Menk is an equal opportunity employer.

Conclusion

The proposed Quarry View residential development was reviewed to determine the trip generation potential for the site based on two (2) potential land use options and assess any potential traffic impacts from the proposed development. Based on the low trip generation potential for either land use option, and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements.

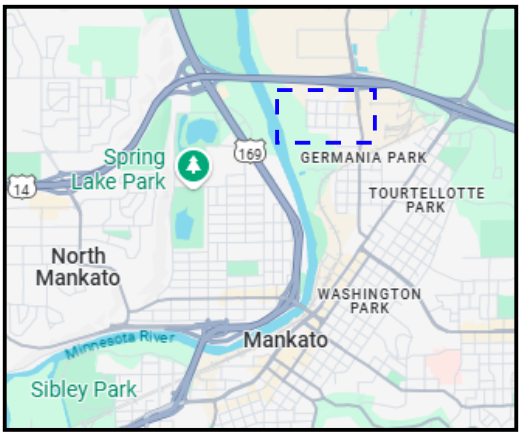
If you have any questions or concerns, please do not hesitate to contact me. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Sincerely,
Bolton & Menk, Inc.

Danielle Troutman, PE
Transportation Project Engineer
License No. 63168

Attachments: Site Location Map
Preliminary Site Plan
Site Trip Distribution Figure

Bolton & Menk is an equal opportunity employer.



N

LEGEND

- Proposed Site Location
- Study Area

BOLTON & MENK

Real People. Real Solutions.

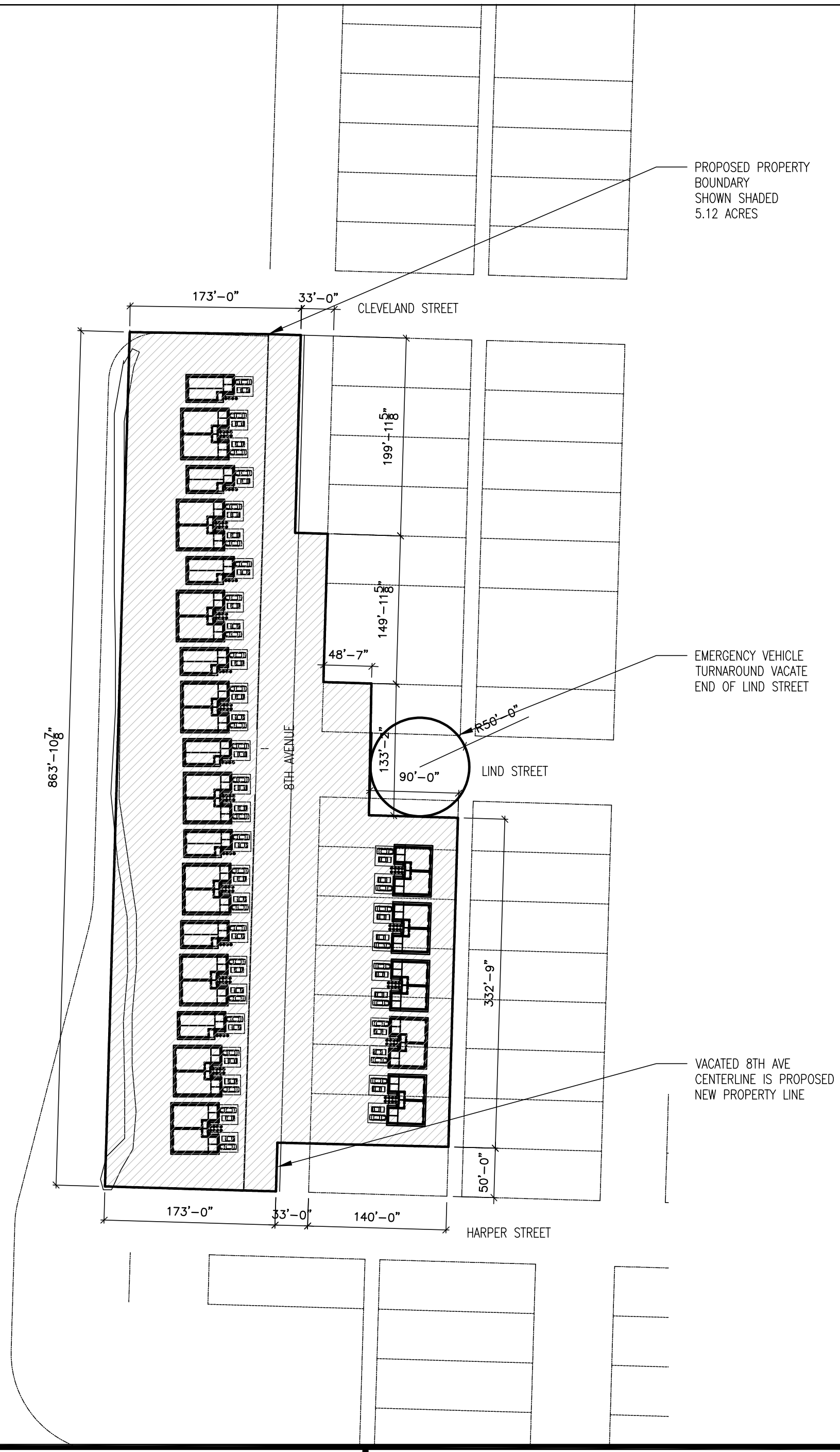
Quarry View

Mankato, MN

Site Location Map

Scale: Not to Scale

Figure



PROJECT INFO.

SCALE 1"=100'

JEFFERSON QUARRY

RESIDENTIAL DEVELOPMENT
8TH AVENUE - MANKATO, MN

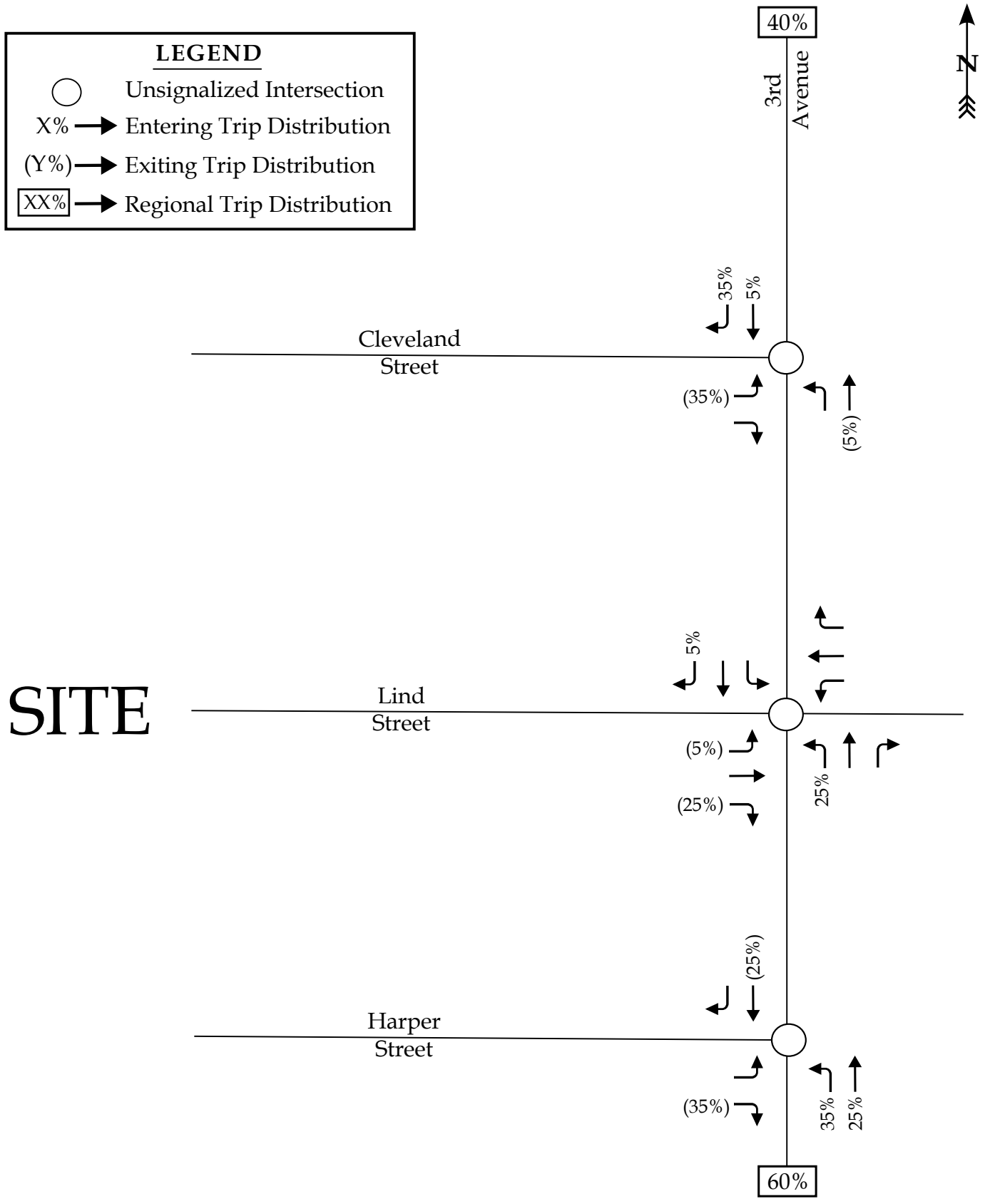
COLDWELL BANKER COMMERCIAL | FISHER GROUP

DATE

11/25/2024

SHEET NO.

A0



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Real People. Real Solutions.

Quarry View
Mankato, MN

Site Trip Distribution

Scale: Not to Scale

Figure

Site Plan and Traffic Advisory Review Committee **1. 6.**

Meeting Date: 03/11/2025

Title

CY15-25

Request of Archer-Daniels Midland Company for the preliminary plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

Applicant

The applicant is Archer-Daniels Midland Company.

Request

The applicant is requesting the review of the ADM Mankato First Addition preliminary plat.

Location

The subject property is located on the eastern side of 3rd Avenue and is addressed as 2019 3rd Avenue. It is generally described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato.

Existing Land Use

The property is currently used for industrial purposes.

Zoning

The subject properties are zoned M-2, Heavy Industrial.

Environmentally Sensitive Areas

The property was evaluated for wetlands as part of the platting property, and the delineated wetlands are shown on the plat.

Public Utilities

The subject site is served by public utilities.

Review

Archer-Daniels Midland Company is requesting the review of the preliminary plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

On June 13, 2022 the City Council approved a conditional use permit to allow a building expansion to accommodate a new boiler system at the subject property. One of the conditions of approval in the approving resolution for the project was that the unplatted portions of the property be platted in accordance with Mankato City Code.

As such, the property owner has submitted the preliminary plat for ADM Mankato First Addition. The plat combines several existing underlying parcels into a new one-block subdivision. Within that block, there are three lots: 1A, 1B, and 1C. The desired intent is to have a one-lot, one-block subdivision, but because of the titling of the underlying parcels being both abstract and Torrens, the lots have all been given a Lot 1 designation as well as a letter to distinguish their underlying titling designation.

Mill Street, otherwise known as Lind Street, and Second Avenue will remain. The plat also dedicates 33’ for the eastern side for the remainder of the 3rd Avenue corridor.

An irregular polygon-shaped parcel on the southwestern side of the subject property is excluded from the plat. Through the platting process, this parcel has been determined to be excluded from the applicant's legal descriptions.

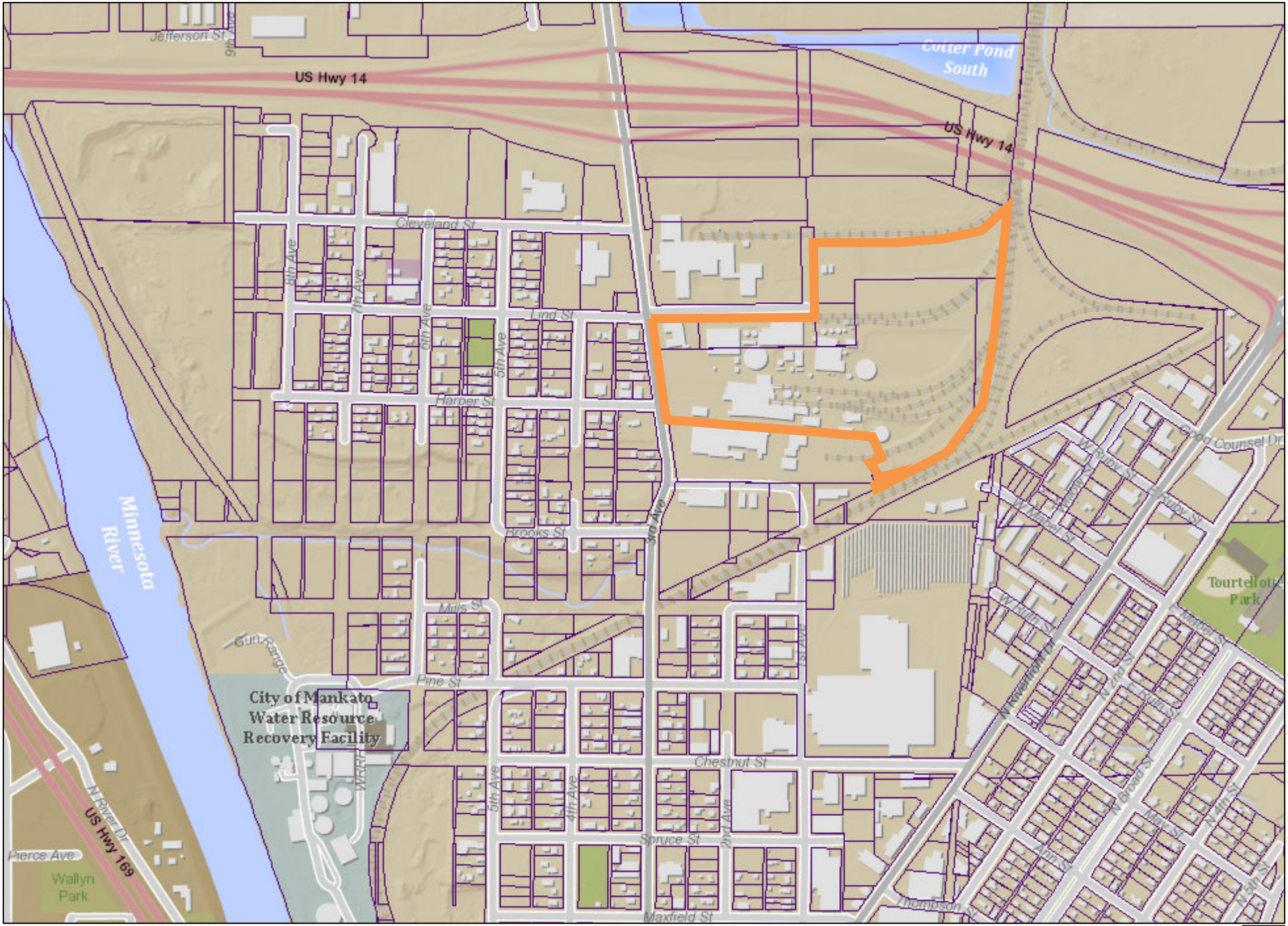
As required by the platting process, the applicant conducted a wetland delineation. The wetlands that were identified on the site are shown on the plat.

A payment in lieu of parkland dedication will be required for all previously unplatted parcels in the proposed ADM Mankato plat.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Draft Final Plat
Lot Exhibit
Parcel Overview
Parcel Overview with image

General Location Map



Date: February 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Map

Date: February 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

DESCRIPTIONS OF RECORD

T107029 (TORRENS)
Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)
Lots 2, 3 and 4, Block 4, all in Mankato Industrial Acres, a Subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4 Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26 Mankato, Blue Earth County, Minnesota, subject to easements, if any, of record.

T31019 (TORRENS)
Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)
Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)
That part of Block 7, Mankato Industrial Acres, a Subdivision of Part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 and SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota, which lies between the northerly and southerly boundaries of Lind Street extended easterly to the east line of said Block 7, also known as that portion of Block Seven lying Southerly of the South line of Block Three of said Mankato Industrial Acres as extended Easterly to a point where it intersects the East line of said Block Seven, EXCEPT that portion of Block Seven (7) easterly of and of the same depth as the East line of Lot 7, Block 4 all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT 611CR149 (ABSTRACT)
That part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Beginning at the southeasterly corner of Tract B, Registered Land Survey No. 105, on file and of record with the Blue Earth County Registrar of Titles; thence South 88 degrees 39 minutes 45 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 2011), along the exterior boundary line of said Registered Land Survey No. 105, a distance of 772.40 feet; thence South 00 degrees 59 minutes 35 seconds East, along said exterior boundary line and along the exterior boundary line of Mankato Industrial Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder, a distance of 348.80 feet; thence South 87 degrees 45 minutes 42 seconds West, along the exterior boundary line of said Mankato Industrial Acres, a distance of 1029.40 feet to the southwesterly corner of Lot 1, Block Four, Mankato Industrial Acres; thence continuing South 87 degrees 45 minutes 42 seconds West, along said exterior boundary line and its westerly extension, a distance of 58.23 feet; thence South 08 degrees 24 minutes 07 seconds East, a distance of 707.09 feet to a point on the northerly line of Mankato City, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 33.35 feet to the southwesterly corner of Lot 1, Block One, Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 08 degrees 24 minutes 07 seconds West, along the westerly line of said Lot 1, a distance of 340.48 feet to the northwesterly corner of said Lot 1; thence South 85 degrees 06 minutes 48 seconds East, along the northerly line of said Lot 1, a distance of 1091.12 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 114.29 feet; thence South 63 degrees 32 minutes 12 seconds West, along the easterly line of said Lot 1, a distance of 69.53 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 72.68 feet; thence South 87 degrees 48 minutes 34 seconds West, along the easterly line of said Lot 1, a distance of 24.40 feet; thence South 24 degrees 11 minutes 36 seconds East, along the easterly line of said Lot 1, a distance of 47.51 feet to the southeasterly corner of said Lot 1, said point being on the northerly line of said Mankato City; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 4.56 feet to the northeast corner of Block Seven of said Mankato City; thence South 00 degrees 32 minutes 16 seconds West, along the easterly line of said Block Seven, a distance of 46.06 feet; thence North 63 degrees 54 minutes 57 seconds East, a distance of 266.41 feet; thence northeasterly a distance of 677.52 feet, along a tangential curve to the left, having a radius of 666.00 feet and a central angle of 58 degrees 17 minutes 12 seconds; thence North 05 degrees 37 minutes 45 seconds East, along the tangent of said curve, a distance of 506.13 feet to the point of beginning.

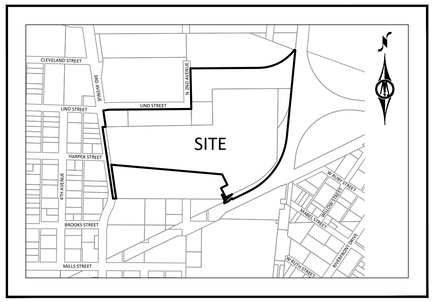
EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Contains 26.27 acres.

LEGEND

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
◈	CONTROL POINT
⊕	BENCH MARK
AC	AIR CONDITIONER
B	BOLLARD
▨	CATCH BASIN
▨	CATCH BASIN
D	DOWN SPOUT
⊸	FIRE HYDRANT
←	GUY WIRE ANCHOR
H	HANDHOLE
CP	LIFT STATION CONTROL PANEL
☼	LIGHT POLE
S	MANHOLE-SANITARY SEWER
D	MANHOLE-STORM SEWER
U	MANHOLE-UTILITY
W	MANHOLE-WATER
M	METER
C	PEDESTAL-COMMUNICATION
○	POLE-UTILITY
⌀	POLE-BRACE
P	POST
▨	TILE INLET
⊠	TRANSFORMER-ELECTRIC
F	UTILITY MARKER-FIBER
⋈	VALVE
⋈	VALVE POST INDICATOR
E E	ELECTRIC UNDERGROUND
OE	OVERHEAD ELECTRIC
G G	GAS UNDERGROUND
> >	SANITARY SEWER
>>	STORM SEWER
W W	WATER SYSTEM
x x x x	FENCE
	RETAINING WALL
	INTERMEDIATE CONTOUR
	INDEX CONTOUR

VICINITY MAP



CITY OF MANKATO

OWNER:
ARCHER-DANIELS MIDLAND COMPANY
4666 EAST FARIES PARKWAY
PO BOX 1470
DECATUR, IL 62525
217-424-5200

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Fowlds — 2/25/2025
Janele Fowlds — Date
License Number 26748

SHEET 1 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

0 40 80
SCALE IN FEET

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

REGISTERED LAND SURVEY NO. 64

U.S. HIGHWAY NO. 14

T24008 - 80' NSP EASEMENT

T24336 - 9' NSP EASEMENT

S 70°07'47" E
4.27

50'

50'

BLOCK SIX

ACRES

INDUSTRIAL

VACATED CLEVELAND STREET

BLOCK SEVEN

MANKATO

70'

N 88°51'35" E
671.07

10' UTILITY EASEMENT

10' UTILITY EASEMENT

15' UTILITY EASEMENT

CONCRETE STORM OUTFALL STRUCTURE

L=407.77 R=435.13 Δ=53°41'37"

30' UTILITY EASEMENT

MH SSWR
R=829.59
In= NA

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S-A-A" & "V-7 MINN / 21"

T31019

LOT 1A

REGISTERED LAND SURVEY NO. 105

WETLAND

GRAVEL

RAILROAD TRACK

RAILROAD TRACK

GRAVEL

SECOND AVENUE

10' UTILITY EASEMENT

SHED

SHED

CONCRETE

CONCRETE

N 01°16'32" W
396.43

CB
R=833.74
In= NA

MH SSWR
R=834.16
In= NA

BITUMINOUS

GRAVEL

E 1/4 CORNER
SEC. 6-108-26

W 1/4 CORNER
SEC. 5-108-26

CENTER OF RAILROAD

15' UTILITY EASEMENT

SAND SHED

GRAVEL

GRAVEL

879.36'
S 05°37'45" W

BITUMINOUS

CENTER POINT ENERGY

LP TANK

CONCRETE ARM GATE PEDESTAL

GUARD SHACK

LOT 1C

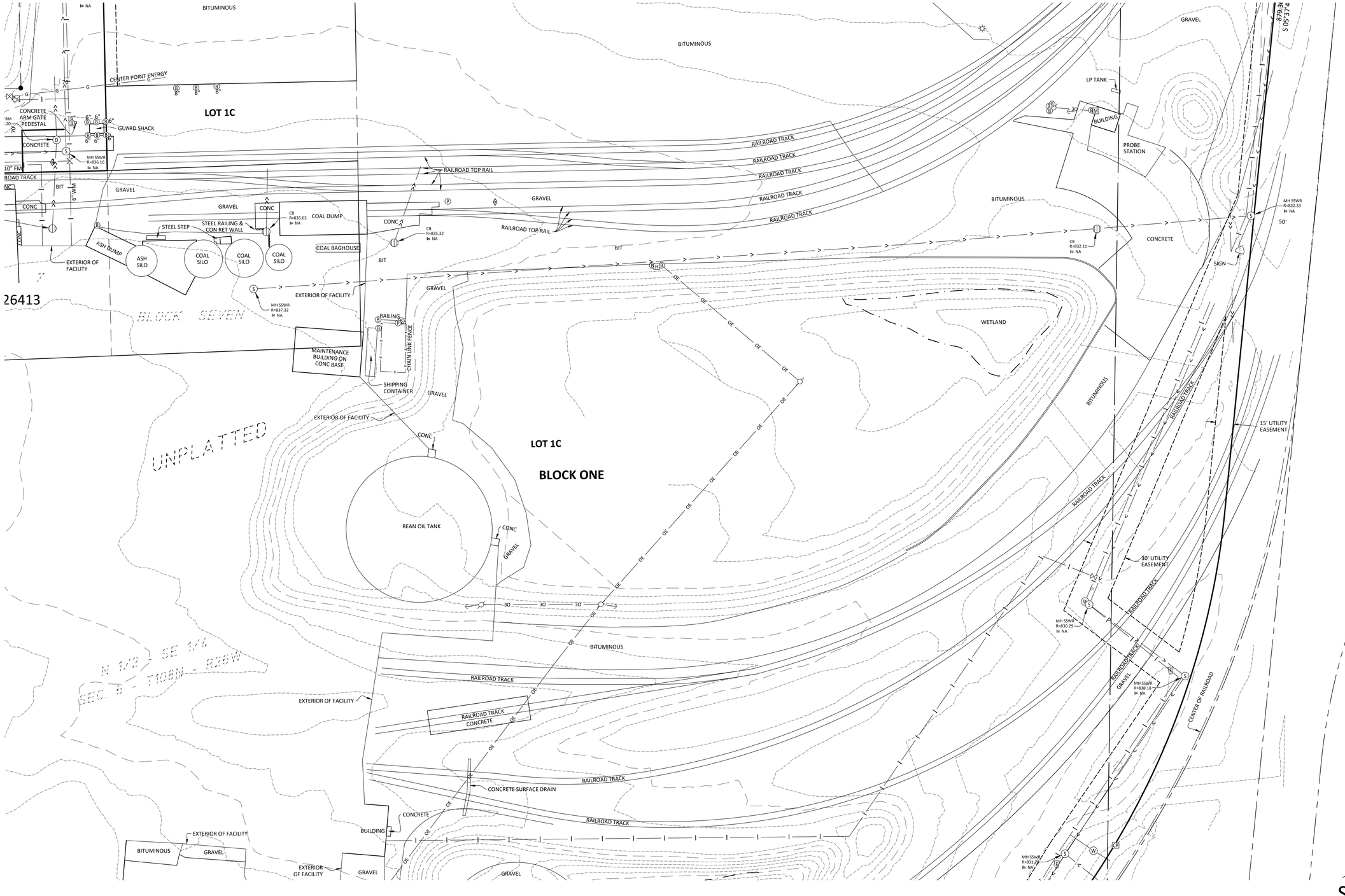
BUILDING

SHEET 2 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



0 40 80

SCALE IN FEET

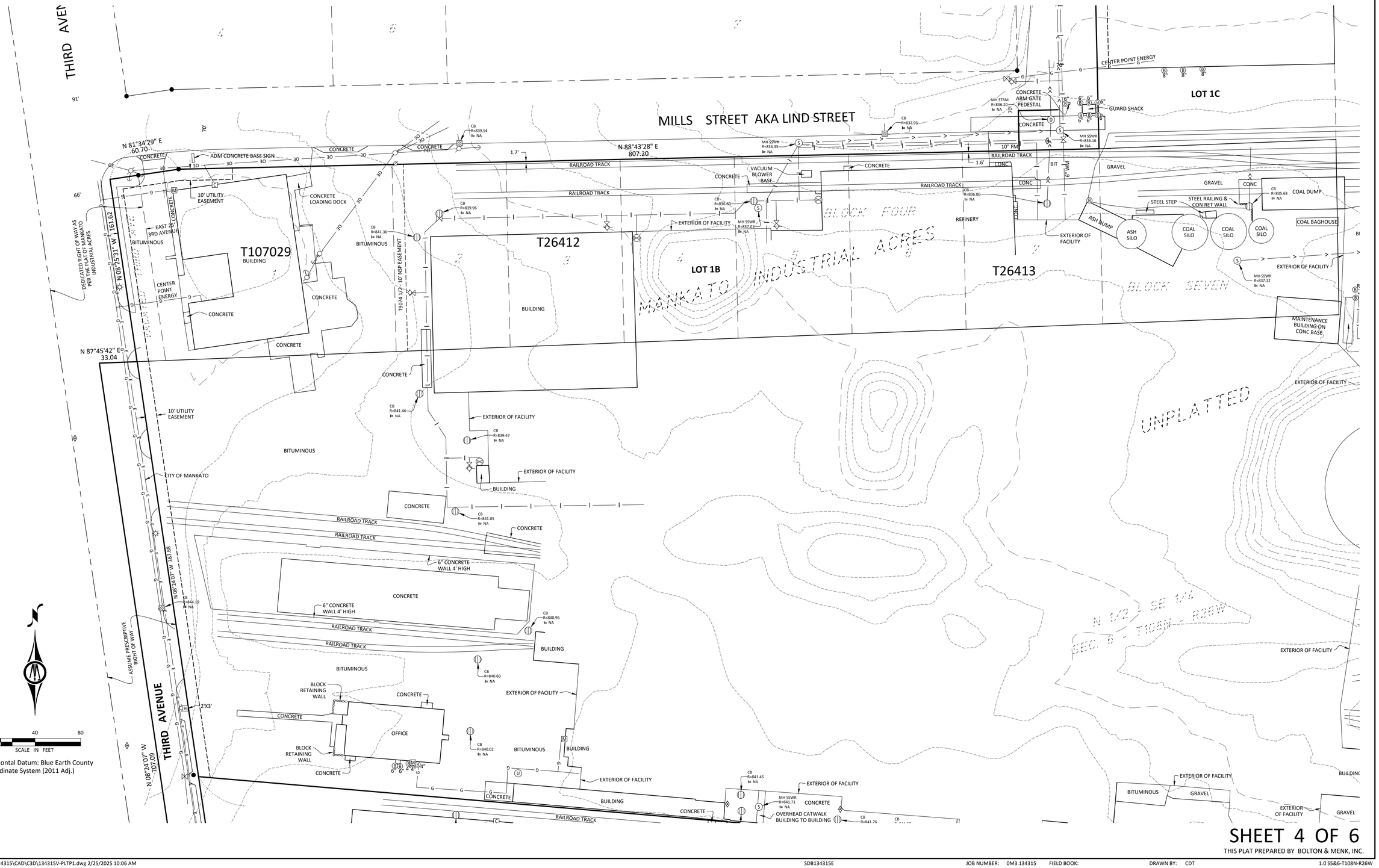
Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

SHEET 3 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



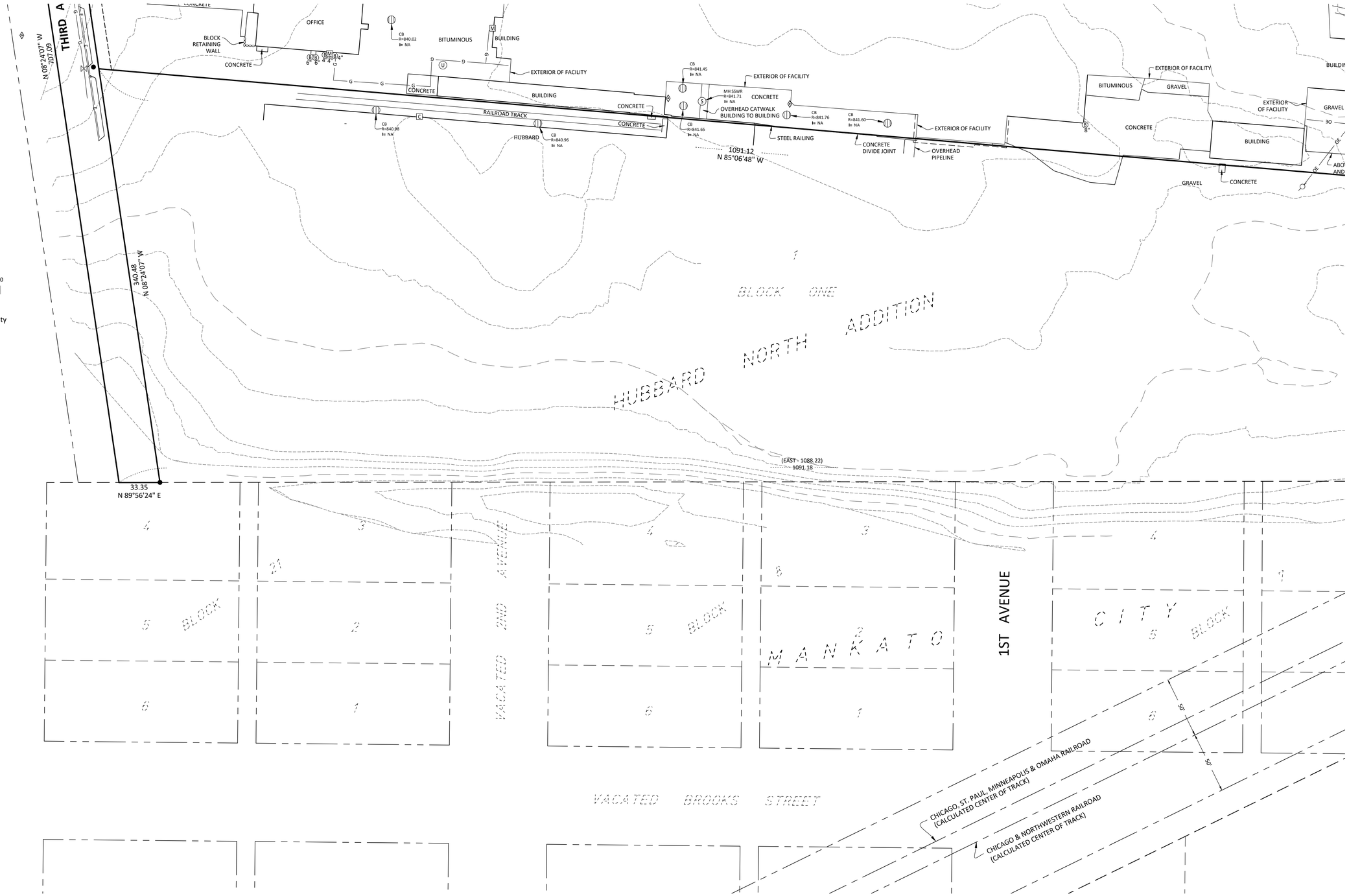
Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

SHEET 4 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

ADM MANKATO FIRST ADDITION

ADM MANKATO FIRST ADDITION

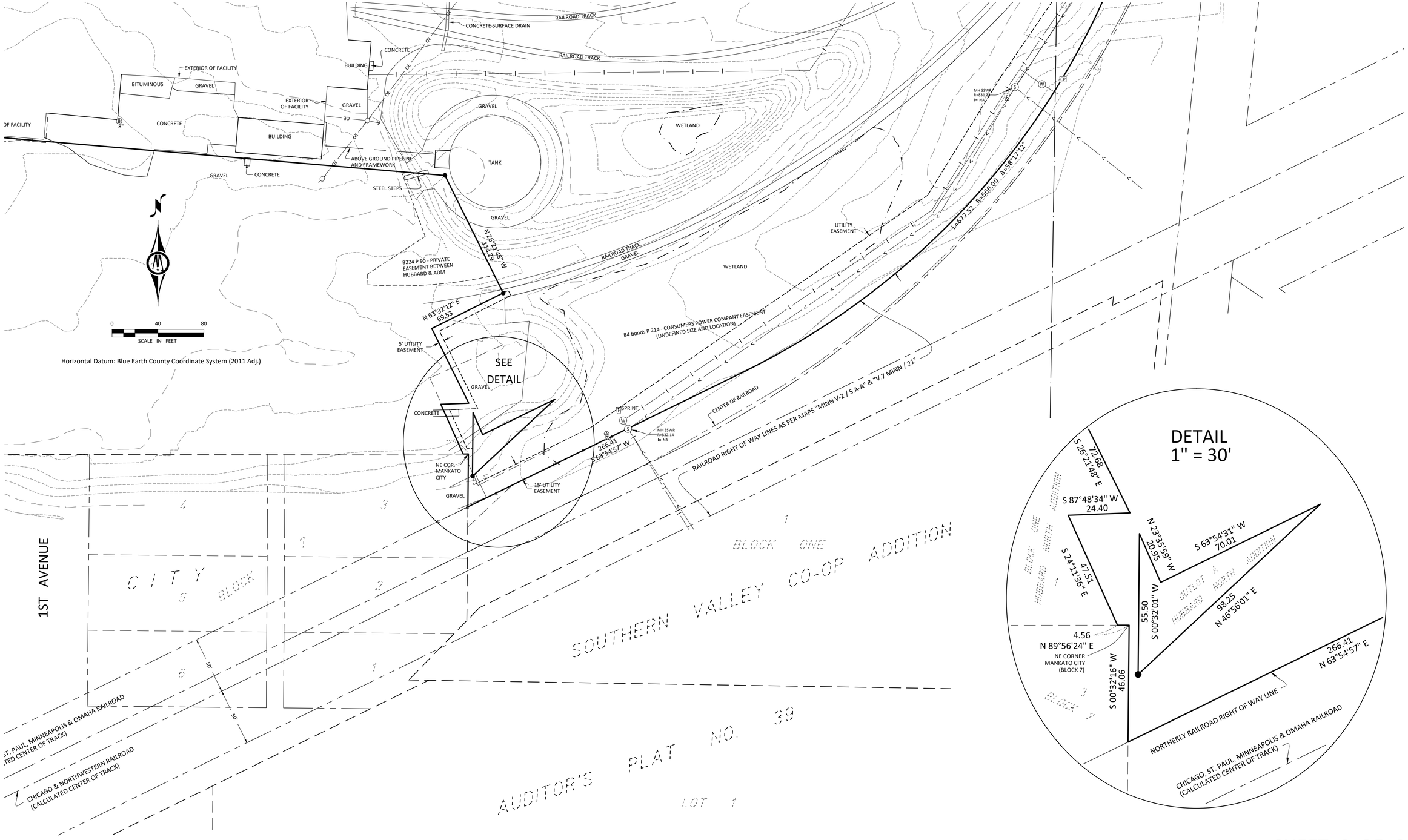


SHEET 5 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



SHEET 6 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

DESCRIPTIONS OF RECORD

T107029 (TORRENS)
Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)
Lots 2, 3 and 4, Block 4, all in Mankato Industrial Acres, a Subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4 Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26 Mankato, Blue Earth County, Minnesota, subject to easements, if any, of record.

T31019 (TORRENS)
Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)
Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)
That part of Block 7, Mankato Industrial Acres, a Subdivision of Part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 and SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota, which lies between the northerly and southerly boundaries of Lind Street extended easterly to the east line of said Block 7, also known as that portion of Block Seven lying Southerly of the South line of Block Three of said Mankato Industrial Acres as extended Easterly to a point where it intersects the East line of said Block Seven, EXCEPT that portion of Block Seven (7) easterly of and of the same depth as the East line of Lot 7, Block 4 all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT 611CR149 (ABSTRACT)
That part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Beginning at the southeasterly corner of Tract B, Registered Land Survey No. 105, on file and of record with the Blue Earth County Registrar of Titles; thence South 88 degrees 39 minutes 45 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 2011), along the exterior boundary line of said Registered Land Survey No. 105, a distance of 772.40 feet; thence South 00 degrees 59 minutes 35 seconds East, along said exterior boundary line and along the exterior boundary line of Mankato Industrial Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder, a distance of 348.80 feet; thence South 87 degrees 45 minutes 42 seconds West, along the exterior boundary line of said Mankato Industrial Acres, a distance of 1029.40 feet to the southwesterly corner of Lot 1, Block Four, Mankato Industrial Acres; thence continuing South 87 degrees 45 minutes 42 seconds West, along said exterior boundary line and its westerly extension, a distance of 58.23 feet; thence South 08 degrees 24 minutes 07 seconds East, a distance of 707.09 feet to a point on the northerly line of Mankato City, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 33.35 feet to the southwesterly corner of Lot 1, Block One, Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 08 degrees 24 minutes 07 seconds West, along the westerly line of said Lot 1, a distance of 340.48 feet to the northwesterly corner of said Lot 1; thence South 85 degrees 06 minutes 48 seconds East, along the northerly line of said Lot 1, a distance of 1091.12 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 114.29 feet; thence South 63 degrees 32 minutes 12 seconds West, along the easterly line of said Lot 1, a distance of 69.53 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 72.68 feet; thence South 87 degrees 48 minutes 34 seconds West, along the easterly line of said Lot 1, a distance of 24.40 feet; thence South 24 degrees 11 minutes 36 seconds East, along the easterly line of said Lot 1, a distance of 47.51 feet to the southeasterly corner of said Lot 1, said point being on the northerly line of said Mankato City; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 4.56 feet to the northeast corner of Block Seven of said Mankato City; thence South 00 degrees 32 minutes 16 seconds West, along the easterly line of said Block Seven, a distance of 46.06 feet; thence North 63 degrees 54 minutes 57 seconds East, a distance of 266.41 feet; thence northeasterly a distance of 677.52 feet, along a tangential curve to the left, having a radius of 666.00 feet and a central angle of 58 degrees 17 minutes 12 seconds; thence North 05 degrees 37 minutes 45 seconds East, along the tangent of said curve, a distance of 506.13 feet to the point of beginning.

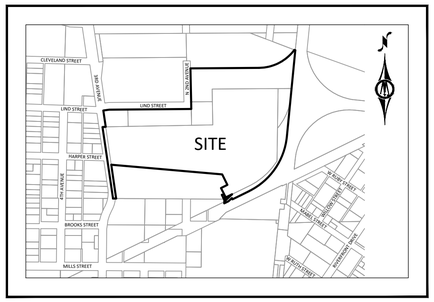
EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Contains 26.27 acres.

LEGEND

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
◈	CONTROL POINT
⊕	BENCH MARK
AC	AIR CONDITIONER
B	BOLLARD
▨	CATCH BASIN
▨	CATCH BASIN
D	DOWN SPOUT
⊸	FIRE HYDRANT
←	GUY WIRE ANCHOR
H	HANDHOLE
CP	LIFT STATION CONTROL PANEL
☼	LIGHT POLE
S	MANHOLE-SANITARY SEWER
D	MANHOLE-STORM SEWER
U	MANHOLE-UTILITY
W	MANHOLE-WATER
M	METER
C	PEDESTAL-COMMUNICATION
○	POLE-UTILITY
⌀	POLE-BRACE
P	POST
▨	TILE INLET
⊠	TRANSFORMER-ELECTRIC
F	UTILITY MARKER-FIBER
⋈	VALVE
⋈	VALVE POST INDICATOR
E E	ELECTRIC UNDERGROUND
OE	OVERHEAD ELECTRIC
G G	GAS UNDERGROUND
> >	SANITARY SEWER
>>	STORM SEWER
I I	WATER SYSTEM
x x x x	FENCE
	RETAINING WALL
	INTERMEDIATE CONTOUR
	INDEX CONTOUR

VICINITY MAP



CITY OF MANKATO

OWNER:
ARCHER-DANIELS MIDLAND COMPANY
4666 EAST FARIES PARKWAY
PO BOX 1470
DECATUR, IL 62525
217-424-5200

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Fowlds — 2/25/2025
Janele Fowlds — Date
License Number 26748

SHEET 1 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

SHEET 2 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

SHEET 3 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

SHEET 4 OF 6

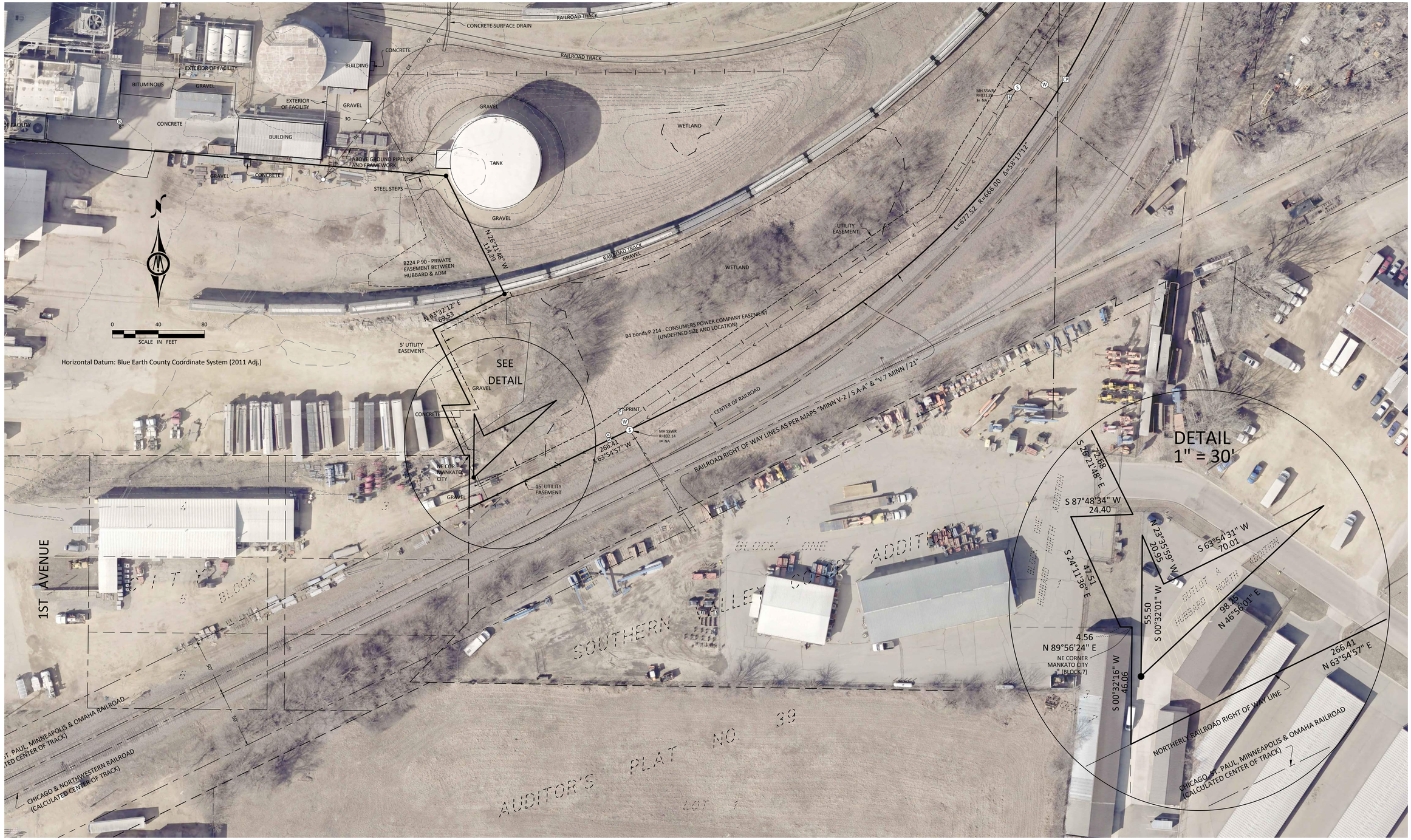
THIS PLAT PREPARED BY BOLTON & MENK, INC.

ADM MANKATO FIRST ADDITION

ADM MANKATO FIRST ADDITION

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



SHEET 6 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

CLEVELAND STREET

MANKATO INDUSTRIAL ACRES

BLOCK SIX

VACATED CLEVELAND STREET

BLOCK SEVEN

REGISTERED LAND SURVEY NO. 64

U.S. HIGHWAY NO. 14

T31019

LOT 1A

REGISTERED LAND SURVEY NO. 105

SECOND AVENUE

THIRD AVENUE

BLOCK THREE

MILLS STREET AKA LIND STREET

LOT 1C

LOT 1B

BLOCK FOUR

MANKATO INDUSTRIAL ACRES

T107029

T26412

T26413

REMEDY

BLOCK SEVEN

UNPLATTED

BLOCK ONE

HUBBARD NORTH ADDITION

MANKATO CITY

1ST AVENUE

VACATED 2ND AVENUE

VACATED BROOKS STREET

SOUTHERN VALLEY CO-OP ADDITION

AUDITOR'S PLAT NO. 39

LOT 1

BLOCK ONE

LOT 1C

BLOCK ONE

SEE DETAIL

DETAIL
1" = 30'

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN.V.V.J.T.A.H." & "V.J.MINN.J.T."

CENTER OF RAILROAD

CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)

CHICAGO & NORTHWESTERN RAILROAD (CALCULATED CENTER OF TRACK)

NORTHERLY RAILROAD RIGHT OF WAY LINE

N 1/2 SE 1/4 SEC. 8 T108N - R28W

NW 1/4 - SW 1/4 SEC. 9 - T108N - R28W

N 88°51'35" E 671.07

S 70°07'37" E 4.27

N 87°34'29" E 93.70

N 88°43'28" E 807.20

S 87°45'42" E 93.04

N 89°56'24" E 93.35

S 87°48'34" W 24.40

S 63°54'31" W 75.01

N 26°58'09" W 20.00

S 24°11'26" E 47.36

S 65°03'01" W 58.25

N 46°56'01" E

4.56 N 89°56'24" E NE CORNER MANKATO CITY (BLOCK 7)

366.71 N 63°54'57" E

S 26°27'48" E 47.78

N 26°58'09" W 282.05

DETAIL
1" = 30'
SEE DETAIL
BLOCK ONE
LOT 1C
LOT 1A
T31019
T26413
T26412
T10702
MILLS STREET AKA LIND STREET
THIRD AVENUE
SECOND AVENUE
1ST AVENUE
CLEVELAND STREET
HUBBARD
NORTH
U.S. HIGHWAY NO. 14
AUDITOR'S PLAT NO. 39
SOUTHERN ADDITION
LAND SURVEY NO. 65
REGISTERED LAND SURVEY NO. 455
ACRES
N 89°58'47" E
55.50
S 00°32'01" W
S 00°32'16" W
46.06
S 87°48'54" W
24.60
S 89°58'47" W
55.50
N 89°58'47" E
46.06
S 00°32'01" W
S 00°11'36" E
15.28
S 89°58'47" W
24.60
S 00°32'16" W
N 89°58'47" E
55.50
N 00°32'01" E
46.06
S 89°58'47" W
24.60
N 00°32'16" E
15.28
S 89°58'47" W
24.60
S 00°32'16" W
46.06

OFFICIAL PLAT

ADM MANKATO FIRST ADDITION

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Archer-Daniels-Midland Company, a Delaware corporation, fee owner of the following described property situated in the County of Blue Earth, State of Minnesota:

The Land referred to herein below is situated in the County of Blue Earth, State Minnesota, and is described as follows:

T107029 (TORRENS)
Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)
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T31019 (TORRENS)
Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)
Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)
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DOCUMENT 611CR149 (ABSTRACT)
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EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Contains 26.27 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area ADM MANKATO FIRST ADDITION, and that we dedicate to the public use the public ways and easements as shown hereon.

In witness whereof, said Archer-Daniels-Midland Company, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____ , 2025.

_____

_____, _____

NOTARY CERTIFICATE
State of _____

County of _____

The foregoing instrument was acknowledged before me, this _____ day of _____, 2025 by _____ , _____ of Archer-Daniels-Midland Company, a Delaware corporation, on behalf of the corporation.

_____

_____ _____, Notary Public,

State of _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE
I, Janele Fowlds, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025.

_____
Janele Fowlds, Land Surveyor
Minnesota License Number 26748

NOTARY'S CERTIFICATE
State of Minnesota)
County of Blue Earth) ss

This instrument was acknowledged before me on _____ day of _____, 2025, by Janele Fowlds, Land Surveyor, Minnesota License No. 26748.

_____
Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS
Be it known that on this the ____ day of _____ , 2025, the Planning Commission of the City of Mankato did duly review this plat of ADM MANKATO FIRST ADDITION.

_____ _____
Chair person: Secretary:

Be it known that on this the ____ day of _____ , 2025, the City Council of the City of Mankato did duly approve this plat of ADM MANKATO FIRST ADDITION.

_____ _____
Mayor: Clerk:

TITLE OPINION
I, XXXXXXX, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

_____
XXXXXXXXX, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES
I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____ , 2025.

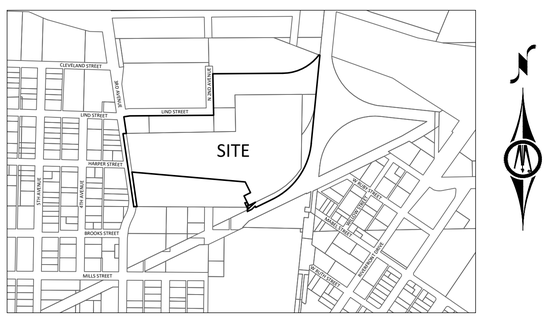
_____
Blue Earth County Property and Environmental Resources Director

COUNTY RECORDER
I hereby certify that this instrument Document Number _____ was filed in my office for record on this, the ____ day of _____ , 2025, at ___o'clock, _.m., and that it was duly recorded on _____ Plats, Number _____.

_____
County Recorder

REGISTER OF TITLES
I hereby certify that this plat was filed in the office of the Register of Titles for record on this, the ____ day of _____ , 2025, at ___o'clock, _.m., as Document Number _____.

_____
Registrar of Titles



CITY OF MANKATO
VICINITY MAP
NOT TO SCALE

SHEET 1 OF 2
THIS PLAT PREPARED BY BOLTON & MENK, INC.

H:\ADMMARS_PR\0M3134315\CAD\C3D\134315V-PLTF1.dwg 2/25/2025 11:40 AM

JOB NUMBER: FIELD BOOK: DRAWN BY:

OFFICIAL PLAT COPY

ADM MANKATO FIRST ADDITION

LOT 1A

WETLAND T31019

REGISTERED LAND SURVEY NO. 105

LOT 1B

LOT 1C

B227 P 462

LOT 1C

BLOCK ONE

611CR149

T107029

T26412

T26413

T24008 - 80' NSP EASEMENT

T24336 - 9' NSP EASEMENT

T9074 1/2 10' NSP EASEMENT

INDUSTRIAL BLOCK SIX

VACATED CLEVELAND STREET

CLEVELAND STREET

BLOCK SEVEN

MANKATO BLOCK THREE

BLOCK FOUR

BLOCK SEVEN

MILLS STREET AKA LIND STREET

THIRD AVENUE

SECOND AVENUE

EAST 25' 3RD AVENUE

DEDICATED RIGHT OF WAYS PER THE PLAT OF MANKATO INDUSTRIAL ACRES

U.S. HIGHWAY NO. 14

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S.A-A" & "V-7 MINN / 21"

DOCUMENT 611CR149 SOUTHEASTERLY CORNER TRACT B, REGISTERED LAND SURVEY NO. 105

E 1/4 CORNER SEC. 5-108-26

W 1/4 CORNER SEC. 5-108-26

N 1/2 - SE 1/4 SEC. 6 - T108N - R26W

NW 1/4 - SW 1/4 SEC. 5 - T108N - R26W

N 88°51'35" E 671.07

S 88°51'35" W 661.05

S 88°09'35" W 142.30

S 88°39'45" W 772.40

L=407.77 R=435.13 Δ=53°41'37" (=179.67 R=435.13 Δ=23°39'39")

L=185.18 R=445.13 Δ=23°50'10"

S 70°07'47" E 4.27

N 01°16'32" W 396.43

S 01°16'32" E 316.41

N 01°16'32" W 326.43

N 08°37'45" E 467.42

N 05°37'45" E 879.36

N 88°43'28" E 807.20

N 88°45'06" E 208.22

N 87°45'48" E 208.02

N 81°34'29" E 60.70

N 08°25'31" W 161.62

N 87°45'42" E 33.04

S 87°45'42" W 58.23

S 87°45'42" W 1054.43

S 87°45'42" W 1029.40

S 00°59'35" E 128.70

S 00°59'35" E 348.80

S 00°57'23" E 153.69

S 05°37'45" E 879.36

S 05°37'45" E 606.73

N 12°42'09" E 374.44

N 53°05'36" W 38.62

N 34°19'39" E 260.86

N 34°19'39" E 121.44

S 26°21'48" E 114.29

S 63°37'12" W 69.53

N 55°25'21" E 267.14

L=677.52 R=5666.00 Δ=6°51'27"

S 85°06'48" E 1091.12

N 08°24'07" W 340.48

S 08°24'07" E 707.09

N 08°24'07" W 367.88

N 89°56'24" E 33.35

(EAST - 1088.22) 1091.18

N 63°54'57" E 266.41

N 63°54'57" E 172.38

S 63°54'57" E 266.41

10' UTILITY EASEMENT

15' UTILITY EASEMENT

30' UTILITY EASEMENT

5' UTILITY EASEMENT

WETLAND

B224 P 90 - PRIVATE EASEMENT BETWEEN HUBBARD & ADM

B227 P 214 - CONSUMERS POWER COMPANY EASEMENT (UNDEFINED SIZE AND LOCATION)

NE COR. MANKATO CITY

SEE DETAIL

HUBBARD BLOCK ONE ADDITION NORTH

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

MANKATO CITY

1ST AVENUE

2ND AVENUE

VACATED BROOKS STREET

SOUTHERN VALLEY CO-OP ADDITION BLOCK ONE

AUDITOR'S PLAT NO. 39 LOT 1

LOT 3

CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)

CHICAGO & NORTHWESTERN RAILROAD (CALCULATED CENTER OF TRACK)

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S.A-A" & "V-7 MINN / 21"

50'

66'

70'

91'

70.00

66.41

ASSUME PRESCRIPTIVE RIGHT OF WAY

0 100 200

SCALE IN FEET

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

LEGEND

○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
● MONUMENT FOUND

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

DETAIL
1" = 30'

S 26°21'48" E 72.68

S 87°48'34" W 24.40

N 23°35'59" W 20.95

S 63°54'31" W 70.01

S 24°11'36" E 47.51

S 00°32'01" W 55.50

N 46°56'01" E 98.25

N 89°56'24" E 4.56

NE CORNER MANKATO CITY (BLOCK 7)

S 00°32'16" W 46.06

266.41 N 63°54'57" E

NORTHERLY RAILROAD RIGHT OF WAY LINE

CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)

BLOCK ONE HUBBARD NORTH ADDITION

OUTLOT A HUBBARD NORTH ADDITION

BLOCK 3

BLOCK 7

SHEET 2 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

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JOB NUMBER: FIELD BOOK: DRAWN BY:

ADM MANKATO FIRST ADDITION

LOT 1A
WETLAND T31019
REGISTERED LAND SURVEY NO. 105
LOT 1C
B227 P 462
LOT 1B
LOT 1C
BLOCK ONE
611CR149
T107029
T26412
T26413
T24008 - 80' NSP EASEMENT
T24336 - 9' NSP EASEMENT
INDUSTRIAL BLOCK SIX
VACATED CLEVELAND STREET
CLEVELAND STREET
BLOCK SEVEN
MANKATO BLOCK THREE
MILLS STREET AKA LIND STREET
BLOCK FOUR
FIRST AVENUE
SECOND AVENUE
THIRD AVENUE
EAST 25' 3RD AVENUE
DEDICATED RIGHT OF WAYS PER THE PLAT OF MANKATO INDUSTRIAL ACRES
ASSUME PRESCRIPTIVE WIDTH OF WAY
U.S. HIGHWAY NO. 14
RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S.A.A." & "V-7 MINN / 21"
DOCUMENT 611CR149 SOUTHEASTERLY CORNER TRACT B, REGISTERED LAND SURVEY NO. 105
E 1/4 CORNER SEC. 6-108-26
W 1/4 CORNER SEC. 5-108-26
NE COR. MANKATO CITY
N 1/2 - SE 1/4 SEC. 6 - T108N - R26W
NW 1/4 - SW 1/4 SEC. 5 - T108N - R26W
WETLAND
10' UTILITY EASEMENT
15' UTILITY EASEMENT
30' UTILITY EASEMENT
5' UTILITY EASEMENT
B224 P 90 - PRIVATE EASEMENT BETWEEN HUBBARD & ADM
Book/Bonds P 214 - CONSUMERS POWER COMPANY EASEMENT (UNDEFINED SIZE AND LOCATION)
SEE DETAIL
CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)
CHICAGO & NORTHWESTERN RAILROAD (CALCULATED CENTER OF TRACK)
NORTHERLY RAILROAD RIGHT OF WAY LINE
BLOCK ONE ADDITION NORTH HUBBARD
OUTLOT A HUBBARD NORTH ADDITION
BLOCK ONE ADDITION NORTH HUBBARD
SOUTHERN VALLEY CO-OP ADDITION BLOCK ONE
AUDITOR'S PLAT NO. 39
VACATED BROOKS STREET
HUBBARD
1ST AVENUE
2ND AVENUE
CITY BLOCK MANKATO 2

N 88°51'35" E 671.07
S 88°51'35" W 661.05
L=407.77 R=435.13 Δ=53°41'37"
L=179.67 R=435.13 Δ=23°39'39"
L=185.18 R=445.13 Δ=23°50'10"
S 88°09'35" W 142.30
N 05°37'45" E 372.24
N 05°37'45" E 467.42
S 88°39'45" W 772.40
N 01°16'32" W 396.43
S 01°16'32" E 316.41
N 01°16'32" W 316.43
N 88°45'06" E 208.22
S 00°59'35" E 128.70
S 00°59'35" E 346.80
S 00°37'23" E 153.69
N 88°43'28" E 807.20
N 87°45'48" E 208.02
N 81°34'29" E 60.70
N 08°25'31" W 161.62
N 87°45'42" E 33.04
S 87°45'42" W 58.23
S 87°45'42" W 1054.43
S 87°45'42" W 1029.40
N 08°24'07" W 357.88
S 08°24'07" E 707.09
N 08°24'07" W 340.48
S 85°06'48" E 1091.12
S 26°21'48" E 114.29
S 63°32'12" W 69.53
N 55°32'21" E 357.14
L=677.52 R=666.00 Δ=58°17'12"
N 11°41'39" E 121.44
N 34°19'39" E 160.86
N 63°54'57" E 266.41
N 63°54'57" E 102.34
N 22°42'08" E 374.44
N 63°02'58" W 36.62
N 05°37'45" E 879.36
N 05°37'45" E 606.72
(EAST - 1088.22) 1091.18
33.35 N 89°56'24" E

0 100 200
SCALE IN FEET

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

LEGEND
- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
- ● MONUMENT FOUND

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

DETAIL
1" = 30'

S 26°21'48" E 72.68
S 87°48'34" W 24.40
N 23°35'59" W 20.95
S 63°54'31" W 70.01
S 24°11'36" E 47.51
S 00°32'01" W 55.50
N 46°56'01" E 98.25
4.56 N 89°56'24" E
NE CORNER MANKATO CITY (BLOCK 7)
S 00°32'16" W 46.06
266.41 N 63°54'57" E

THIS PLAT PREPARED BY BOLTON & MENK, INC.

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JOB NUMBER: FIELD BOOK: DRAWN BY:

CLEVELAND STREET

MANKATO INDUSTRIAL ACRES

BLOCK SIX

VACATED CLEVELAND STREET

BLOCK SEVEN

REGISTERED LAND SURVEY NO. 64

U.S. HIGHWAY NO. 14

T31019

LOT 1A

REGISTERED LAND SURVEY NO. 105

SECOND AVENUE

THIRD AVENUE

BLOCK THREE

MILLS STREET AKA LIND STREET

LOT 1C

LOT 1B

BLOCK FOUR

MANKATO INDUSTRIAL ACRES

T107029

T26412

T26413

REMEDY

BLOCK SEVEN

UNPLATTED

BLOCK ONE

HUBBARD NORTH ADDITION

MANKATO CITY

1ST AVENUE

VACATED 2ND AVENUE

VACATED BROOKS STREET

SOUTHERN VALLEY CO-OP ADDITION

AUDITOR'S PLAT NO. 39

LOT 1

BLOCK ONE

LOT 1C

BLOCK ONE

SEE DETAIL

DETAIL
1" = 30'

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN.V.V.J.T.A.H." & "V.J.MINN.J.T."

CENTER OF RAILROAD

CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)

CHICAGO & NORTHWESTERN RAILROAD (CALCULATED CENTER OF TRACK)

NORTHERLY RAILROAD RIGHT OF WAY LINE

N 1/2 SE 1/4 SEC. 8 T108N - R28W

NW 1/4 - SW 1/4 SEC. 9 - T108N - R28W

N 88°51'35" E 671.07

S 70°07'37" E 4.27

N 87°34'29" E 93.70

N 88°43'28" E 807.20

S 87°45'42" E 93.04

N 89°56'24" E 93.35

S 87°48'34" W 24.40

S 63°54'31" W 75.01

N 26°58'09" W 20.00

S 24°11'26" E 47.36

S 65°03'01" W 58.25

N 46°56'01" E

4.56 N 89°56'24" E NE CORNER MANKATO CITY (BLOCK 7)

366.71 N 63°54'57" E

S 26°27'48" E 47.78

N 26°58'09" W 282.05

DETAIL
1" = 30'
SEE DETAIL
BLOCK ONE
LOT 1C
LOT 1A
T31019
T26413
T26412
T10702
MILLS STREET AKA LIND STREET
THIRD AVENUE
SECOND AVENUE
1ST AVENUE
CLEVELAND STREET
HUBBARD
NORTH
U.S. HIGHWAY NO. 14
AUDITOR'S PLAT NO. 39
SOUTHERN ADDITION
LAND SURVEY NO. 65
REGISTERED LAND SURVEY NO. 455
ACRES
N 89°58'47" E
55.50
S 00°32'01" W
S 00°32'16" W
46.06
S 87°48'54" W
24.60
S 89°58'47" W
55.50
N 89°58'47" E
46.06
S 00°32'01" W
S 00°11'36" E
15.28
S 89°58'47" W
24.60
S 00°32'16" W
N 89°58'47" E
55.50
N 00°32'01" E
46.06
S 89°58'47" W
24.60
N 00°32'16" E
15.28
S 89°58'47" W
24.60
S 00°32'16" W
46.06

Site Plan and Traffic Advisory Review Committee **1. 7.**

Meeting Date: 03/11/2025

Title

CY16-25

Request of Growth Holdings, LLC for a conditional use permit to allow a medical clinic in the R-4, High Density Residential District. The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Road).

Applicant

The applicant is Growth Holdings LLC.

Request

The applicant is requesting a conditional use permit to allow a medical clinic in the R-4, High Density Residential District.

Location

The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Rd).

Existing Land Use

The property was previously used as a daycare.

Zoning

The property is zoned R-4, High Density Residenital District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The site has been provided public utilities.

Site Plan Review Comments

The applicant is requesting the review of a conditional use permit to allow a medical clinic in the R-4, High Density Residential District. The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Road).

The property was formally Lil Bee's Daycare but has been vacant for over a year. Because of this, the conditional use permit on the property has lapsed, necessitating a new conditional use permit application. The proposed use, will occupy the first floor, which is approximately 11,250 square feet. The floor plan shows 6 classrooms that have calming rooms attached, large muscle rooms (gyms), storage, evaluation and observation rooms, bathrooms, reception area, and mechanical areas.

According to the applicants' narrative, the location will employ approximately 40 total people (full-time and part-time) with no more than 25-30 staff working at any time. The operation hours for clients will be 8:00am to 4:30pm, Monday through Friday. There are no evening hours, weekend hours, or overnight stays.

The clients will be dropped off at staggered times at the site by a caregiver or transportation services between 8:30 and 9:15am in which a clinician comes out to the vehicle and escorts the client into the building. The site plan shows a drop-off location for clients and is designed for 2-3 client drop-offs at one time according to the applicant. Pick-up times will either be a half-day pick-up between 12-1pm or a full day from 3:45 to 4:30pm.

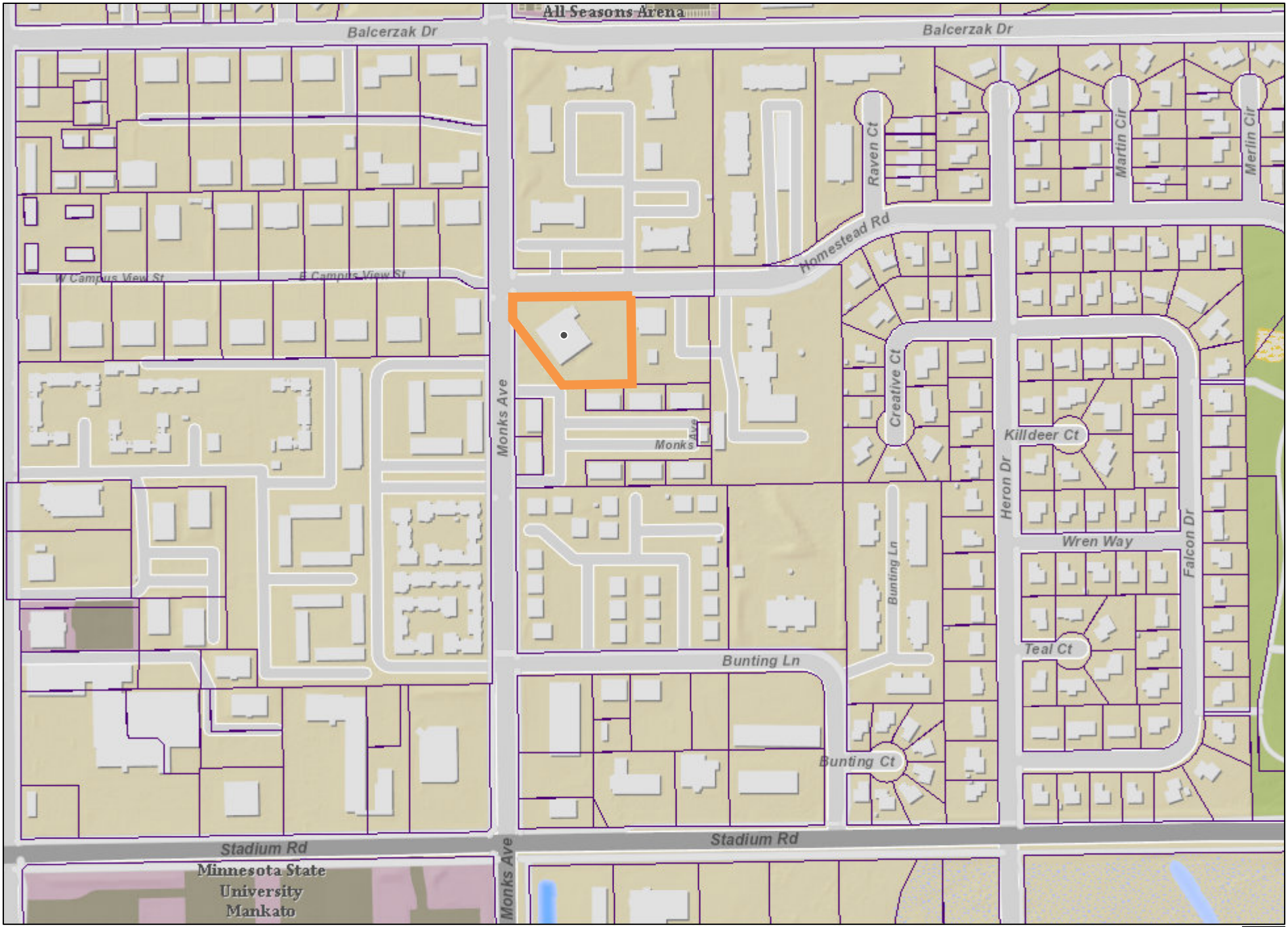
The site plan shows that the applicant will modify the existing parking lot, which currently has 44 parking stalls, and will be adding 6 more for 50 stalls. Medical Offices require 1 stall per 200 square feet. The site will need 56 stalls in order to conform with Mankato City Code.

Upgrades to the playground are also proposed.

Attachments

General Location Map
Aerial Location Map
Site Plan
Floor Plan
Narrative

General Location Map



Date: February 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Map

Date: February 2025

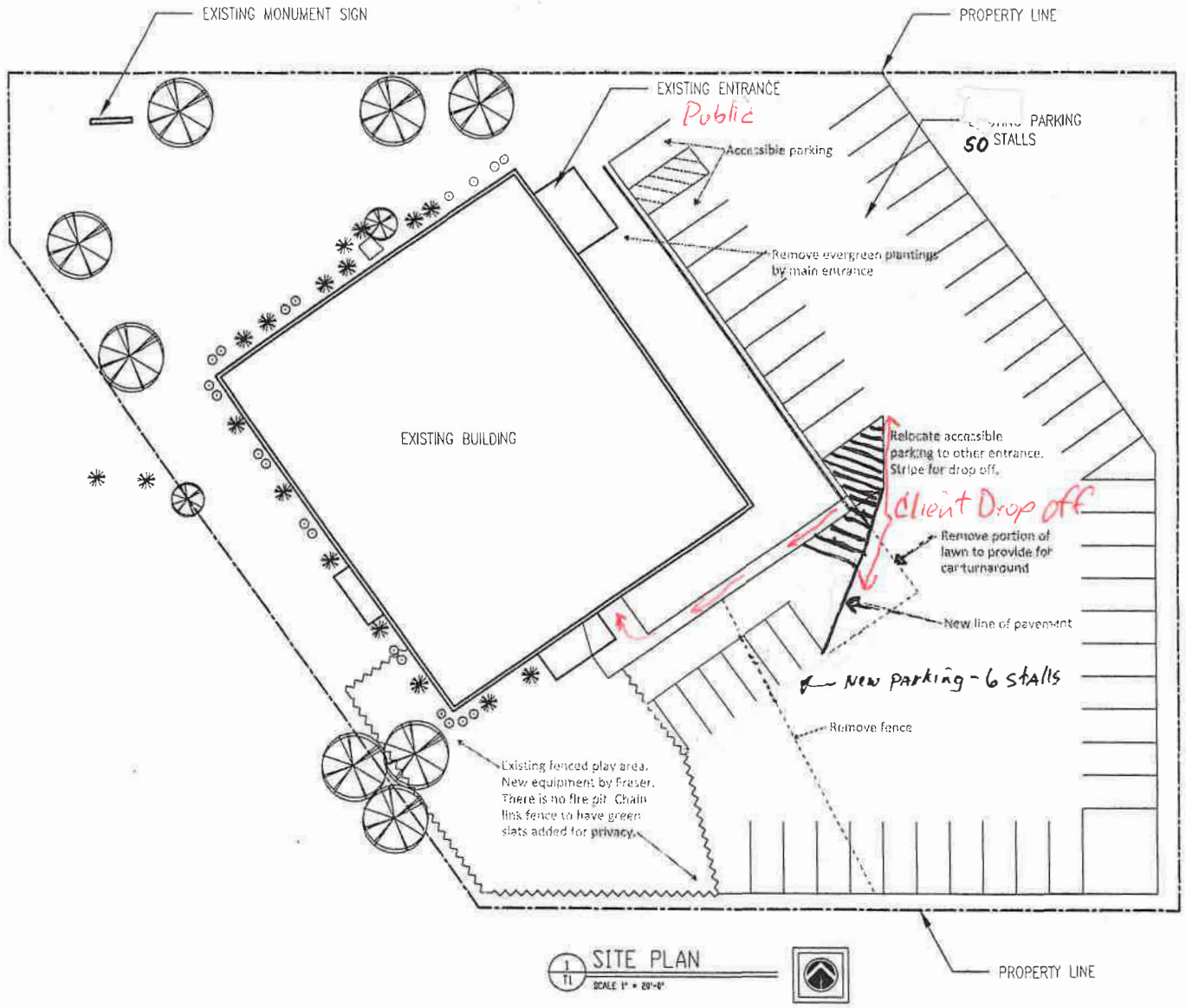
Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

HOMESTEAD DRIVE

MONKS AVENUE



1 T1 SITE PLAN
SCALE 1" = 20'-0"

MINNESOTA
56001

RDS ARCHITECTS
4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628
763-550-2919 fax

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name, Richard D. Stoltlen
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

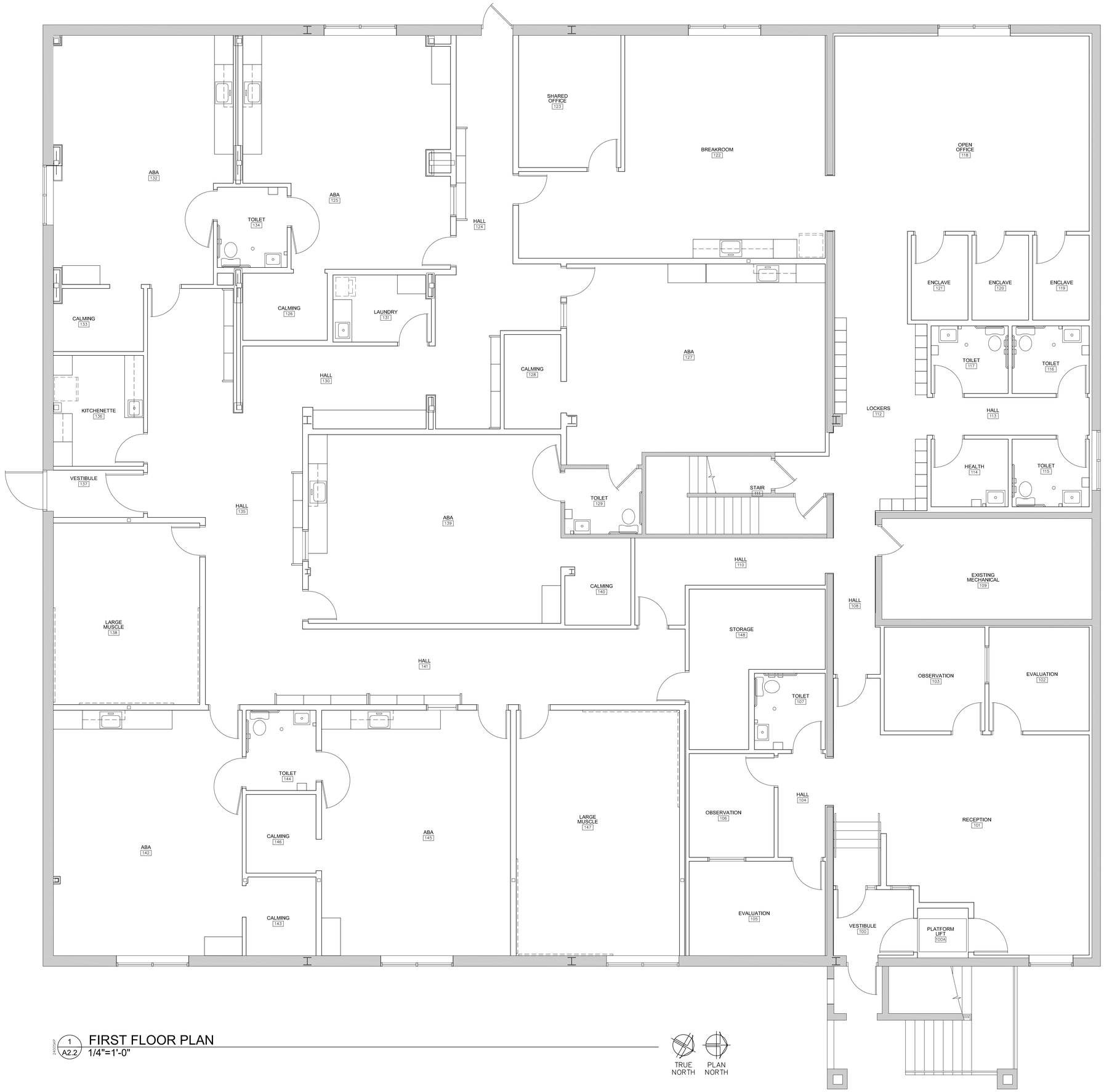
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	02-02-2023

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all framing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

SITE PLAN

PROJ. NO.: C2309
DATE: 02-02-2023
DRAWN BY: AMS
CHECKED BY:

T1



1 A2.2 FIRST FLOOR PLAN

1/4"=1'-0"

TRUE NORTH

PLAN NORTH

POPE DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

FRASER MANKATO
F.A.C.E.S. Clinic
Tenant Improvement

103 HOMESTEAD ROAD
MANKATO, MN 56001

FIRST FLOOR PLAN

ISSUES & REVISIONS — DATE

COMMISSION NO: 26173-24005
DRAWN BY: JL
CHECKED BY: JL, GV

SHEET

A2.2

TRUE SHEET SCALE
0" 1/2" 1"

Ms. Molly Westman

February 26, 2025

Planning and Zoning Administrator

City of Mankato

Intergovernmental Center

10 Civic Center Plaza

Mankato, MN 56001

Re: Submittal Narrative for CUP Medical Clinic 103 Homestead Road, Mankato, MN

Dear Ms. Westman,

Below is our narrative for the above request on behalf of Fraser. Please let me know if you have any questions.

Applicant: Fraser

Request: conditional use permit to allow medical clinic in an R-4 zoned area.

Location: 103 Homestead Road Mankato, MN 56001

Existing Land Use: The property is the former Lil Bees daycare. The day care has been out of business for over a year. The site did have a conditional use permit for a daycare. To the public, the Fraser services offered here will be virtually indistinguishable from a typical daycare site.

Zoning: The property is zoned R-4

Environmentally Sensitive Areas: There are no environmentally sensitive areas on the site.

Public Utilities: The building is currently connected to public utilities

Operations Narrative: Fraser, a Minnesota non-profit celebrating 90 years is requesting a conditional use permit (Medical Clinic) to establish a FACES (Fraser Autism Center of Excellence) Clinic at the above address.The proposed site was formally a Lil Bee's daycare but has been vacant for over a year. Consequently, the conditional use permit for a daycare is no longer valid, necessitating a new conditional use permit application.

The proposed use will occupy the first floor, approximately 11,250 square feet. The clinic will have a public entrance, 6 classrooms, 2 large muscle (small gym space), various restrooms, meeting rooms and staff area. This location will employ approximately 40 total people (full time and part time) with no more 25-30 there at any one time. Our client hours are 8:00am to 4:30 pm, Monday through Friday. There are no evening hours, weekend hours or overnight stays.

Our FACES locations operate as follows: Our clients are toddlers to 6 years old. They are typically on the Autistic Spectrum. Our clients are a mix of full day and half day occupancy. We can have up to 6 clients per room.

Transportation: Our staff arrive between 7:30 am to 8:30 am. Our clients are dropped off at the site by either a caregiver or a transportation service between 8:30 and 9:15 am. A clinician comes out to the vehicle and escorts the client into the building. The drop off area is designed to drop 2-3 clients at a time. Because of the staggered drop off times and 2-3 clients dropped off at any one time, there is ample room in the lot to stack 6-8 drop off vehicles out to the road if there ever is a need. The lot will be signed and striped to allow for the cars to turn around and exit the property. There are some half day clients that have this same pattern between noon to 1 pm which can either be a pick up or drop off. The same pattern repeats for pick up between 3:45 pm to 4:30 pm. Our staff usually leaves the property soon after 4:30pm to 5:30 pm.

Between restriping and modifying the drop off area, the site currently has 44 parking stalls and will have 50.

At this location, we are excited to upgrade the existing outside playground area with new playground equipment very similar to what you would see in any childrens playground. We like to offer privacy and screening for our clients so the fenced (6 feet high) in playground will have privacy slats in accordance with city approval.

We do not have any group therapy sessions where there would be a short time influx of clients and cars.

Fraser is celebrating 90 years in 2025! Fraser currently serve over 300 clients across 11 Fraser locations around the Twin Cities and St. Cloud. As Minnesota's oldest and largest autism provider, Fraser is the premier provider and expert on autism services for people of all ages. We stay current on new research and evidence-based interventions that lead to best outcomes and lasting results. Our autism services address changes across the

lifespan, from early childhood through adulthood. We work with you to identify goals and create the best approach to achieve them.

Fraser Autism offers a full range of evidence-based service options that are individualized to each person's level of need. Autism service options include Applied Behavior Analysis (ABA), Positive Behavior Support, Positive Support Services, Pediatric Rebab, and specialty services. Our integrated, whole-person care also ensures that any co-occurring conditions are addressed in your treatment plan and serviced at Fraser.

Sincerely,

Charles E Gravelle

Property Development and Asset Manager Director

Fraser

Direct line: 612-790-1333

Email: Charles.gravelle@fraser.org

www.fraser.org